

2011 Neighborhood STAR Program Loan & Grant #11-105

Section A: Proposal & Organization Information

Project Name: KEO Roof Replacement Ward 1 Planning District 7

Legal Entity Submitting Request: KEO Enterprises, LLC

Please check organization type(s): Public ☐ For Profit ☒ Non-Profit ☐

Mailing Address: 867 Pierce Butler Rte, St. Paul, MN 55104
STREET CITY STATE ZIP

Contact Person For This Request: Brigid O'Malley

Daytime Phone: (651)690-2366 Fax #: (651) 690-1316 Federal Tax I.D. # 45-0481153

E-mail Address: bomalley@reilingconstruction.com

Proposal Location: 867 Pierce Butler Rte, St. Paul, MN 55104

STAR Funding Request:

Grant request \$ 41,148.00

Loan request \$ 41,148.00

proposed interest rate and term: 4% 10 years

Total STAR Request: \$ 82,296.00 (total from page 7)

Total Match Leveraged: \$ 82,296.00 (total from pages 7 & 8)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.asp?NID=2659>

- * Vendor Outreach Program: Goals apply to *all projects* receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Brigid O'Malley Chief Manager 3-31-11
Name (please type) Title Date

Signature

Chief Officer or President:

Brigid O'Malley Chief Manager 3-31-11
Name (please type) Title Date

Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

New Energy Star White Roof

2. Briefly describe, in quantifiable terms, the specific results of this proposal (*i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.*)

Labor created for installation of the roof

Labor created to produce the roofing materials

3. Please explain the public benefit of your project:

This is an energy star rated White Roof.
The White Duro-Last Cool Zone is the best green choice for preserving the environment.
This product includes LEED credit categories.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of

the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:
2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)
3. Is there neighborhood\community support for this proposal? YES _____ NO _____. Please explain:

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

Current property taxes payable per year

Estimated taxes after project is completed

Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. **The estimated PILOT is:** _____.

IV. PROJECTED JOB CREATION / RETENTION

[] Job Impact [] No Job Impact		Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs CREATED Each Year						
# Of Full-Time Permanent Jobs RETAINED Each Year						
#OF FULL-TIME PERMANENT JOBS LOST Each Year						
# of Construction/Temporary Jobs CREATED Each Year		Yes				
Average Wage for Full-Time Permanent Workers						

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding

for a variety of activities. **Please complete the one section only that best describes your proposal:**
A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

1	Support Vitality of Industry	1*	Incr. Women/Minority Businesses	2	Address Special Housing Needs
1	Stablize Market Value	1	Encourage Entrep'ship	2	Retain Homeowners in the City
1	Provide Self-Employment Opt's	2	Generate Private Investment	2	Maintain Housing Stock
1	Create Local Business	1	Support Commercial Activity	2	Incr. Home Ownership Stock
1	Retain Local Business	2	Heritage Preservation	2	Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title X Purchase Agreement__ Purchase Option__ Existing Lease __ Lease Agreement __ Other __ Comments:

3. a. Type of development: New Construction _____ Rehabilitation/Expansion X

- b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)

Reiling Construction Co., Inc., 3,000 sq. ft.

DelPrado Commercial Floor, 2,500 sq. ft.

Association of Women Contractors, 144 sq. ft.

Eversafe Recycling, LLC, 600 sq. ft. – Warehouse use

- c. List the proposed use of space (office, retail space, housing units, etc.)

Office, Warehouse, Cabinet Shop

- d. Will the proposal provide the leasing of space? YES ____ NO X If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?

4. Anticipated start date? _____ Estimated completion date? _____

5. If this request is for a new business start-up, **please attach** your business plan.

6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
 Yes X No ____ If yes, please identify:

7. Have detailed cost estimates been prepared? Yes X No ____ If yes, **please attach**.

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website: <http://www.stpaul.gov/index.asp?NID=2659>.

----- **If you completed Section A, you are finished with Item VI. proceed to page 7, Item VI.** -----

B. Public / Private Open-Space Improvement Projects: STAR money has been used to finance important public and private open-space improvements in our community. These include playgrounds, streetscapes, or improvements to various public facilities. **If you are applying to fund a public or private open-space improvement project** please complete the following:

1. Define the type of public benefit that can be expected. Place a "1" next to the primary benefit, a "2" next to the secondary benefit and complete the tax base data (*if applicable*) in the following chart:

<input type="checkbox"/>	Remove Blight/Pollution	<input type="checkbox"/>	Improve Health/Safety/Security	<input type="checkbox"/>	<u>Increase/Maintain Tax Base</u>
<input type="checkbox"/>	Rehab. Vacant Structure	<input type="checkbox"/>	Public Improvements	<input type="checkbox"/>	< current tax production:
<input type="checkbox"/>	Remove Vacant Structure	<input type="checkbox"/>	Goods & Services Availability	<input type="checkbox"/>	< est'd taxes as built:
<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Maintain Tax Base	<input type="checkbox"/>	< net tax change + or -:

2. Please describe your previous experience with public or private open-space improvement projects:
3. Describe the components included in your proposal, and approximate locations (i.e. streetlights, benches, boulevard trees, playground equipment, park improvements, etc.).
4. Explain how this project will be maintained over the life of the improvement:
5. Anticipated start date? _____ Completion? _____
6. Please list the City department(s) and person(s) with whom you have discussed your proposal:
7. Do you have a construction cost estimate either from, or approved by, the City department and contact listed in #6 above? YES ____ (estimate attached) NO ____.
8. Have businesses and/or homeowners been approached regarding any required assessments to their property? YES ____ NO ____ If yes, please indicate:
- a. How many properties will be affected? residential _____ commercial _____.
- b. How many have agreed to pay assessments? residential _____ commercial _____.

----- if you completed Section B, you are finished with Item VI. proceed to page 7, Item VI. -----

C. Re-Lending / Re-Granting Program for Housing or Businesses: **This needs to be completed** if you are requesting funds to administer a re-lending / re-granting program:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

<input type="checkbox"/>	Support Vitality of Industry	<input type="checkbox"/>	Incr. Women/Minority Businesses	<input type="checkbox"/>	Address Special Housing Needs
<input type="checkbox"/>	Stablize Market Value	<input type="checkbox"/>	Encourage Entrep'ship	<input type="checkbox"/>	Retain Homeowners in the City
<input type="checkbox"/>	Provide Self-Employment Opt's	<input type="checkbox"/>	Generate Private Investment	<input type="checkbox"/>	Maintain Housing Stock
<input type="checkbox"/>	Create Local Business	<input type="checkbox"/>	Support Commercial Activity	<input type="checkbox"/>	Incr. Home Ownership Stock
<input type="checkbox"/>	Retain Local Business	<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Provide Affordable Housing

2. Anticipated program start date? _____ Completion? _____.

3. Please list the number of units (houses or businesses) to be assisted: _____.

4. Briefly summarize how you will select program participants (i.e. income of recipients, requirements for match funds, cash vs. sweat equity.)

5. Describe you and/or your partner's experience and capacity for operating a loan or grant program:

6. How will this program differ from existing City housing or business programs?

7. Will this program coordinate with other City programs? Yes ____ No ____ If yes, please explain:

8. a. Are you planning to provide loans? Yes ____ No ____ grants? Yes ____ No ____ If yes, what type of terms or conditions will be required? (i.e. will there be a mortgage or lien on sub-grantees' property? Occupancy requirements? Will the loan come due if property is sold or rented?)

b. What kind of loan underwriting criteria do you envision? (i.e. collateral, debt-to-income ratio)

9. **Please attach program guidelines.**

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition					
Rehabilitation:					
residential					
commercial	41,148	41,148	82,296		
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					
** Direct Project Costs					
TOTALS: <i>total(s) also appear on pages 1 and 8</i>	41,148	41,148	82,296		164,592.00

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

* **Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general administrative fees, marketing, or operating costs. **Please itemize and describe soft costs:**

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:			
B. Estimated in-kind service*:			
1			
2			
3			
C. Estimate and name source of cash donations:			
1			
2			
D. Name and amount of anticipated foundation grants:			
1			
2			
3			
E. Amount of loan(s) and name of lender:			
1 Alliance Bank	82,296.00		
2			
F. Amount and source of private equity:			
1			
2			
3			
G. Amount, source and type of other match:			
1			
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$82,296.00		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (**STAR Guidelines, page 7**)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)

KEO Enterprises, LLC ownership is Tom, Brigid and Krista O'Malley.

All three of these individuals have worked on multiple Star projects through Reiling Construction.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)
Limited Liability Corporation

3. Who will be the designated project manager? Brigid O'Malley
Describe her\his background, skills and experience in managing similar-type projects.

Current president and owner of Reiling Construction. Reiling Construction is a certified MBE, WBE, SBE and Section 3 General Contracting Company. She has 20 years of diversified construction industry experience as Owner of Reiling Construction.

4. Do you have an adopted\official conflict-of-interest policy? If so, please summarize or attach.

5. If you have received City funds within the past five years, please identify below or attach a separate list:

YEAR	PROGRAM	AMOUNT	BALANCE

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
Brigid O'Malley – Chief Manager	867 Pierce Butler Rte	42
Tom O'Malley	867 Pierce Butler Rte	42
Krista O'Malley	867 Pierce Butler Rte	16

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

- ☒ A current balance sheet and a current operating statement. (Last business quarter)
- ☒ Aging of accounts receivable/accounts payable as of the date of the current balance sheet.
- ☒ A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.
- ☒ Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.
- ☒ A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)
- ☒ If project involves construction, please include specifications and contractors' estimates.
- N/A If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.
- N/A If a corporation, please provide articles of incorporation and bylaws.
- N/A If a partnership, please provide partnership agreement.
- ☒ If LLC, please provide articles of organization.
- ☒ Copies of last three years business tax returns.
- ☒ Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.
- ☒ Resumes of principals and key management.
- ☒ If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
Alliance Bank	Dawn Karas	651-229-0070

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE

III. DEBT SCHEDULE

Please list all existing business debts. Date*: _____

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent
Port Authority	\$1,000,000	5-22-2007	\$930,833	6.54%	5-1-2032	\$6,777.09		

Total present balance* \$ 930,833.12

Total monthly payment \$ 6,777.09

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name Brunberg Blatt & Company

Address 5500 Wayzata Blvd, #600, Golden Valley, MN 55416

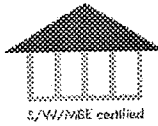
Phone/e-mail 763-545-2353

V. LAWYER

Name Glassman Law Firm

Address 701 – 4th Ave S, Minneapolis, MN 55415

Phone/e-mail 612-337-9559



Reiling Construction Co., Inc.
867 Pierce Butler Route
St. Paul, MN 55104
Phone: (651) 690-2366 Fax (651) 690-1316

ESTIMATE

SUBMITTED KEO Enterprises, LLC
TO:

BID DATE:

3/28/11

PROJECT 867 Pierce Butler Rte
ADDRESS: St. Paul, MN 55104

PROJECT
DESCRIPTION:

New Roof

We propose to furnish labor and materials per walkthrough as follows:

General Conditions:		\$2,900.00
1	Permit - \$2,200.00 Allowance	
2	Dumpsters - \$400.00	
3	Insurance - \$300.00	
HVAC		\$2,400.00
1	Crane Equipment	
2	Remove rooftop units	
3	Reinstall rooftop units after new roof is installed	
Electric:		
1	Disconnecting rooftop units - Removal by others	
2	Reinstall rooftop units after new roof is installed	
Flashing:		\$4,920.00
1	Install new sheetmetal at perimeter of building	
Roof:		\$142,085.00
1	Remove & haul away existing perimeter cant metal	
2	Remove & haul away existing roofing system down to the steel deck	
	Furnish & Install (2) layers of ISO insulation (Total R-Value 22) to the entire deck surface	
	Furnish & Install Mechanically Fastened Duro-Last Roofing System according to manufacturers specifications	
	Furnish & Install 30" x 60" Duro-Last walk pads around existing roof hatch and access doors of existing air handlers	
Carpentry:		\$2,800.00
1	Labor & Materials to replace rotted roof decking	
2	Infill with wood where an old rooftop unit is being removed	
Skylights:		\$9,487.00
1	Remove & reinstall (13) new skylights	

Total Estimate

\$164,592.00

Material pricing is good for 30 days.

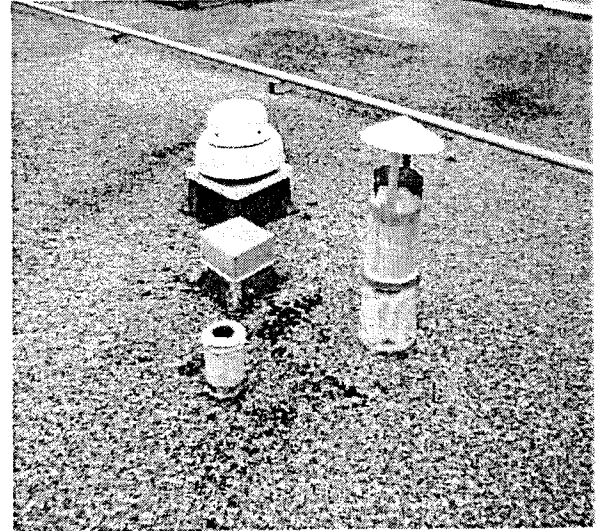
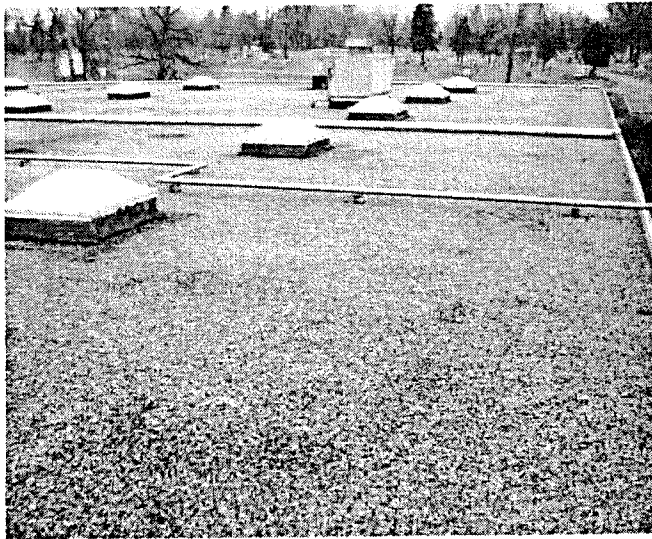
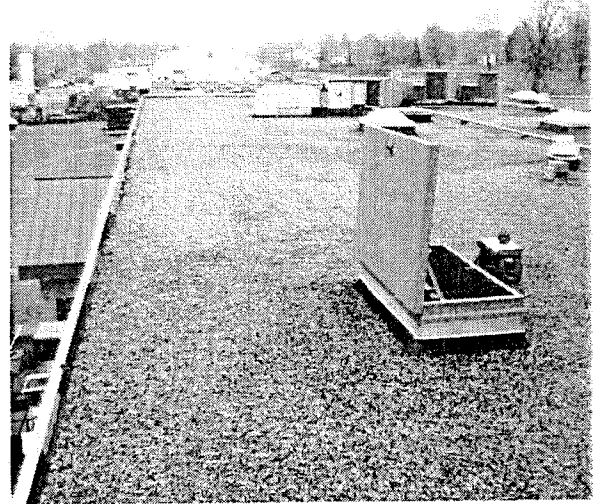
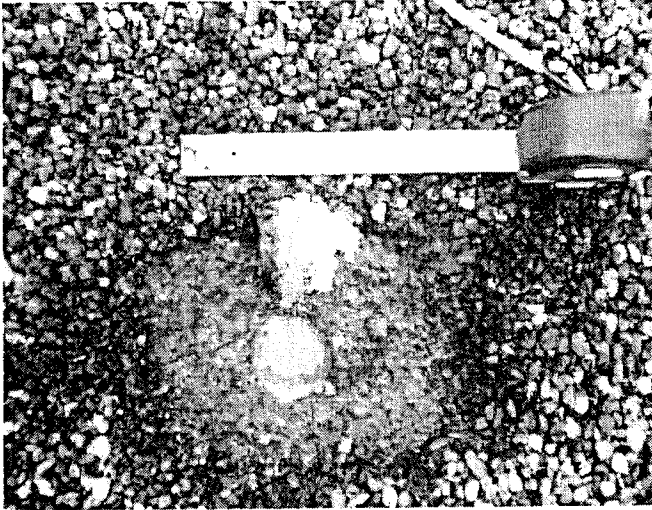
Any work above and beyond the scope provided would require a change order.

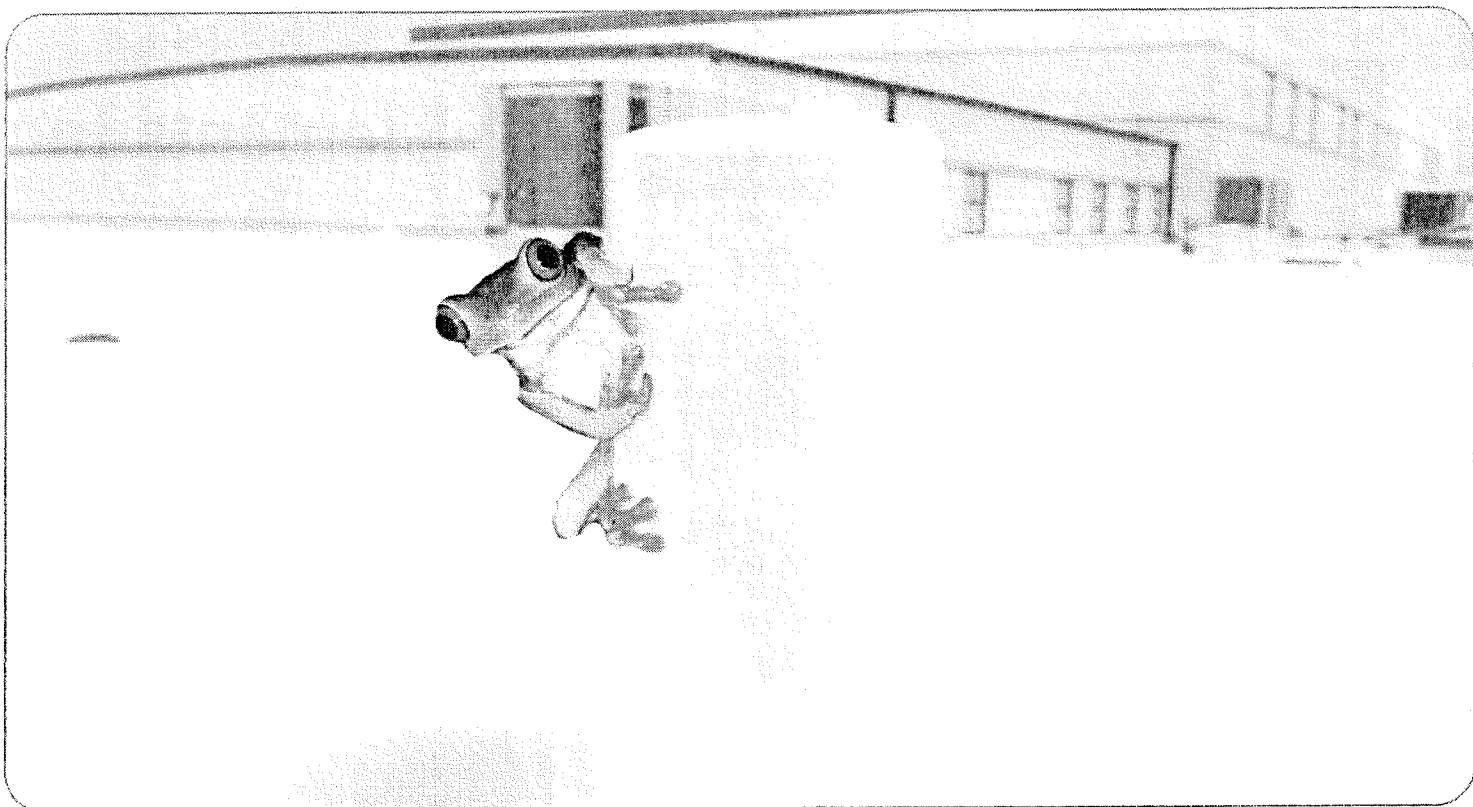
Thank you for the opportunity to provide you with this pricing. Please call with any questions or if additional information is required.


Brigid O'Malley

All Elements Inc.

Roof Conditions





Green, as in environmental responsibility

The Duro-Last Cool Zone roofing system has an excellent environmental reputation. From lowering a building's energy consumption to helping facilities obtain LEED® credits to reducing the urban heat island effect, the Cool Zone system is a leading sustainable building product.

- Our tightly-controlled manufacturing process ensures that scrap generated during the manufacturing process is recycled back into roofing membrane or other construction materials. In fact, Duro-Last recycles scrap from numerous companies, encouraging them to join us as environmental stewards. Plus, Duro-Last has implemented a roof recycling program for PVC membranes that are at the end of their useful roofing lives. This keeps waste out of landfills and reduces the need for virgin feedstock used in a number of construction products – including new roofing membranes.
- A growing emphasis on reducing a building's carbon "footprint" is creating emerging carbon trading markets. A reduction in energy consumption provided by the Cool Zone membrane may provide economic benefits for building owners in this new arena.
- The term "sustainability" implies long-term performance, and many Duro-Last roofs have been performing effectively for more than 20 years. The Cool Zone roofing membrane is resistant to chemicals, fire, and high winds, and this proven durability means that a Cool Zone roof will last longer in harsh environments than many other systems.
- PVC, which is among the most studied building materials, is as environmentally-friendly as other building products, according to the US Green Building Council, and may be better than some materials that have been less scrutinized.
- The Cool Zone membrane is lightweight, so it can often be installed over existing roofing systems, eliminating costly and landfilling tear-offs. It also requires less fuel to transport to the job site than other, heavier materials.

The Duro-Last Cool Zone roofing system can help buildings obtain credits under the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) and LEED-EB (Existing Buildings) programs that promote sustainable building management and construction practices.

For LEED: The Duro-Last Cool Zone roofing system itself can directly achieve one point and, in combination with other design criteria, can help with obtaining as many as 22 points toward the minimum LEED certification of 26–32 points.

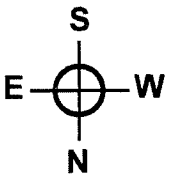
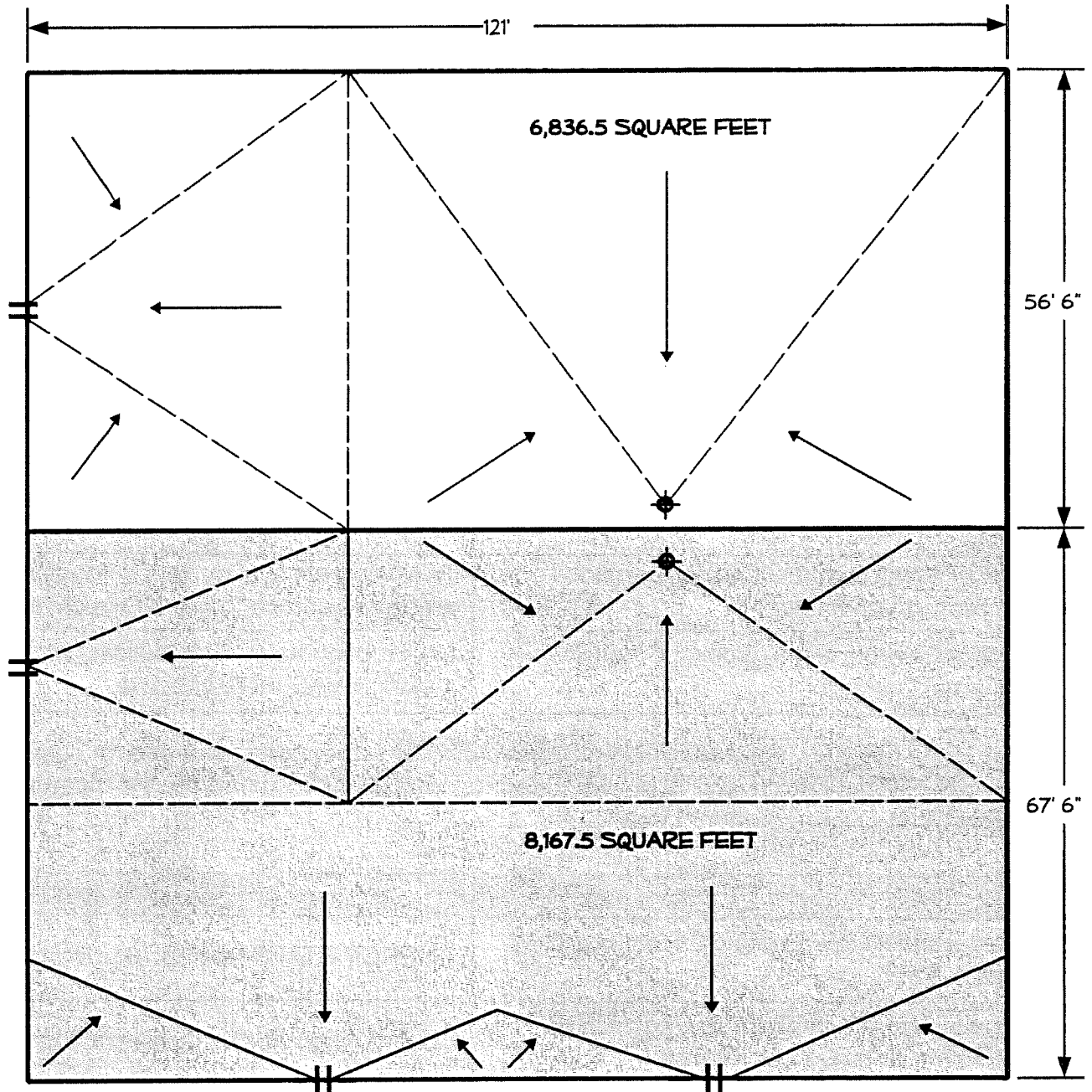


LEED Credit Category	Duro-Last Attribute
Sustainable Sites Credit 7.2 Heat Island Effect: Roof	Solar Reflectance Index = 110
Energy and Atmosphere Prerequisite 2: Minimum Energy Performance	87.5% Initial Reflectivity; 95% Total Emittance
Energy and Atmosphere Credit 1: Optimize Energy Performance	Cool roofing reduces building's cooling load
Materials and Resources Credits 1.1 and 1.2: Building Re-use of Walls, Floors and Roof	Roof longevity extends the life-cycle of existing structure and HVAC equipment
Materials and Resources Credits 1.1 and 1.2: Construction Waste Management	Custom prefabrication virtually eliminates job site scrap
Materials and Resources Credits 4.1 and 4.2: Recycled Content	Pre-consumer scrap is recycled into walkpads; post-consumer program recycles roofs into flooring
Materials and Resources Credits 5.1 and 5.2: Regional Materials	Strategically-located facilities are within 500 miles of more than 40 states
Indoor Environmental Quality Credit 2: Increased Ventilation	Two-way vent system keeps negative air pressures and condensation in check
Indoor Environmental Quality Credit 7.1: Thermal Comfort	Cool roofing helps keep building cooler, making HVAC more effective

For LEED-EB: The Cool Zone system itself can directly achieve one point and, in combination with other design criteria, can help with obtaining as many as 15 points toward the minimum LEED-EB certification of 32–39 points.

LEED-EB Credit Category	Duro-Last Attribute
Sustainable Sites Credit 6.2 Heat Island Effect: Roof	ENERGY STAR® labeled: .95 Emittance
Energy and Atmosphere Prerequisite 2: Minimum Energy Performance	Cool roofing reduces building's cooling load
Energy and Atmosphere Credit 1: Optimize Energy Performance	Cool roofing reduces building's cooling load
Materials and Resources Credits 1.1 and 1.2: Construction Demolition, Renovation and Waste Management	Custom prefabrication virtually eliminates job site scrap

867 PIERCE BUTLER ROUTE
SAINT PAUL, MINNESOTA





REILING CONSTRUCTION CO., INC.



Brigid M O'Malley
867 Pierce Butler Route
St. Paul, MN 55104
(651) 690-2366

bomalley@reilingconstruction.com

Reiling Construction Company since 1953

Reiling Construction is a certified MBE, WBE, and SBE General Contracting Company, which has over 55 years of experience in General Contracting and self performs rough and finished Carpentry.

Reiling Construction has been building a reputation for quality workmanship, competitive pricing and a history of completing projects on time and within budget. Reiling Construction is committed to building a strong foundation with our clients. Our commitment to a successful working relationship is the cornerstone to achieving our client's objectives. To achieve our goals we self perform rough and finished carpentry.

Brigid O'Malley Summary of Qualifications: Twenty years of diversified construction industry experience as an Owner of a Reiling Construction Company and Owner of O'Malley Properties. Responsibilities include overseeing all aspects of Reiling Construction. Experience includes business and project development, operations management, project management, strategic planning, and contract negotiation. Key managerial roles held in the Administration, Personnel, Commercial projects including corporate responsibilities in strategic planning management. Strong development and negotiating skills, commercial knowledge, business and project management capabilities have resulted in profits, significantly exceeding anticipated margins. Directly managed projects representing over 2 million dollars in revenue. Superior ability to build, lead and motivate teams. Successfully developed and implemented the corporate strategic planning process and the Company's financial projection process for projects.

Role on Project Team

As President of Reiling Construction Company, Brigid will serve on the Kraus Anderson liaison team, reaching out to the Target Group business community. Brigid will work in partnership with the team to identify and ensure TGB and ED firms are given equal opportunity on the Hennepin County Medical Center R4 Burn/STNU 4 Renovation project construction. Reiling Construction will self perform a portion of the project.

- **Construction Partnering Program with Kraus Anderson** (2006-current) Mentoring program working with and educating Minority, Women, and Small businesses. Currently working at Regions Hospital and University of Minnesota Children's Fairview. Have completed working at Weaver School, Ramsey County Homeland Security and supplied bathroom accessories for the Coloplast project.

Reiling construction currently has 22 projects in progress. Our projects range from larger commercial work to minor remodeling jobs.

Projects include:

- Hospitals
- Medical and Dental clinics
- Office build outs
- Restaurants
- Exterior renovations
- Stand alone buildings

Select Project Experience

- Regions Hospital, St. Paul MN
Performing rough and finished Carpentry on the Regions Hospital Exterior, Interior and Power Plant.
- University of Minnesota Children's Fairview
Performing rough and finished Carpentry on the Children's Hospital Exterior, Interior and Parking Ramp.
- Open Cities Health Clinic, St. Paul, MN
General Contractor coordinating the entire addition project. Reiling Construction self performed the rough and finished carpentry on the project. Renovated a garage/warehouse area to add additional exam rooms.
- Vascular Cardiology Research Center, University of MN
General Contractor. Remodel of Lilliehei Heart Institute nursing/staff facility.
- Hasselmo Hall Biomedical Engineering, University of MN
General Contractor. Remodel existing lab facility to accommodate animal and human neurological sound booths.
- Target Center Club Cambria Minneapolis, MN
General Contractor coordinating the entire project from demo to finished project. Reiling self performed the rough and finished carpentry on the project. Demoed 8 suites and coordinated what today is Club Cambria.
- Target Center Glen Taylors Suite and Suite Renovation, Minneapolis, MN
General Contractor. Demoed two suites into one creating Glen Taylor's new suite. Also, renovated other suites.
- Science Museum, St. Paul MN
General contractor coordinating and supplying rough and finished carpentry on multiple projects.

Employment History

- **Reiling Construction Company** (Owner/President 2003-Present)

Reiling Construction Company is a commercial General Contracting firm. Reiling self performs rough and finished carpentry.

- **Owner O'Malley Properties LLC** (1988- Present). CEO of start-up residential and commercial property Management Company. Minority and Woman owned business strategically focusing in the commercial and residential remodeling, leasing, and managing properties.
- **Red Lobster Restaurants** (1985 – 2001) General Manager of a 5 million dollar restaurant. Responsible for all aspects of Managing a restaurant. Personnel, ordering, scheduling, customer satisfaction, financials, training. Managed a crew of 120 employees.

Education:

- Bachelor of Arts in Business Administration/Hotel & Restaurant Management, UW Stout, WI (1985)
- Minnesota General Contractor License #20408447

Community Involvement:

- President of the AWC Association of Women Contractor 2007-2008
- CCP member of the Construction Partnering Program
- Spirit of Sharing Family Foundation Vice President
- St. Pascal's Baylon Church Board Member 2006-2008
- St. Pascal's School Board Advisory Committee 2007-2008
- Spare Key Board Member 2002-2007

References

- **Alliance Bank**
Dawn Karas
Vice President
55 East 5th Street, Suite 115, St. Paul MN
651-228-2387
- **Wellington Management**
Kori DeJong
Property Manager
1625 Energy Park Drive, Suite 100, St. Paul, MN
651-999-5540
- **Trellage-Ferrill Architects**
President
Shawn Trentlage
2010 Lowry Ave NE, Minneapolis, MN
612-781-1225

Thomas O'Malley

Experience 1985-present

Reiling Construction Company, Inc.

St. Paul MN

Vice President

Tom is currently the Vice President of Reiling Construction Co. Inc., and the minority owner of the firm. Tom started with Reiling Construction in 1985, bringing with him 14 years experience in the construction industry. He partnered with Bob Reiling and eventually purchased the company from Bob in 1993. After several years of ownership he and Brigid O'Malley became partners with Tom selling the majority share to Brigid in 2004.

He is responsible for marketing and sales to bring in new jobs as well as work on established relationships he has built over the 35 years in the construction industry. He is responsible for project management including estimating, budgeting, and projections. Supervising both inside staff working on his projects and onsite employees and sub-contractors as well as visiting jobsites and checking ongoing processes are routine tasks for Tom.

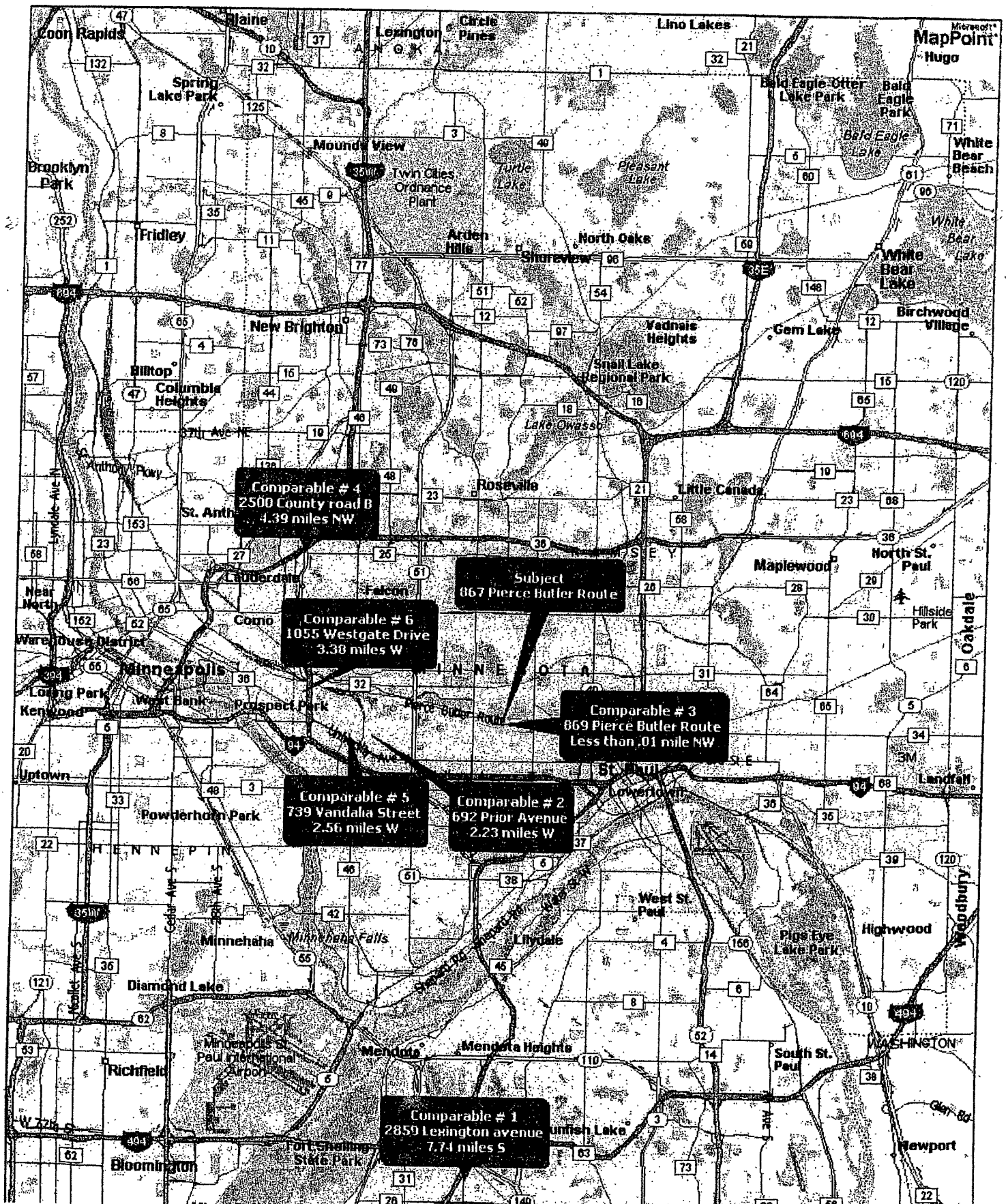
Company Owners

- Brigid O'Malley
2004 President Reiling Construction
General Contractors License 2001-Present
O'Malley Properties, LLC 2001-Present Owned and managed residential and commercial property for 15 yrs
Formed a company in 2001.
Darden Restaurants—Red Lobster 1985-2001 General Manager operating sales approx 5 million.
Education UW Stout BS degree Business Management--Hotel and Restaurant
- Tom O'Malley
30 plus years Construction Industry
2004 Vice President Project manager and shares in the operation
2004 Sold majority stock to Brigid O'Malley
1995-2004 President Reiling Construction
1990 Purchased Reiling Construction stock
1985 Merged TC Builders with Reiling Construction

Customer satisfaction is our number one goal. Reiling Construction has never advertised. We continue to receive business from referrals from our customers, sub contractors and architects.

Location Map

Borrower/Client				
Property Address	867 Pierce Butler Route			
City	St. Paul	County	Ramsey	State Mn Zip Code 55104
Lender	St. Paul Port Authority			



2011 Neighborhood STAR Program Loan & Grant #11-106

Section A: Proposal & Organization Information

Project Name: Victoria Cultural Heritage Theater Ward 1
Planning District 7

Legal Entity Submitting Request: Bee and Lamena Vue

Please check organization type(s): Public ☐ For Profit ☒ Non-Profit ☐

Mailing Address: 21301 Furman St. N.E. Wyoming MN 55092
STREET CITY STATE ZIP

Contact Person For This Request: Lamena Vue

Daytime Phone: (651) 338-3874 Fax #: (651) 493-4799 Federal Tax I.D.

E-mail Address: vueproperties@comcast.net

Proposal Location: 825 University Ave. St. Paul, MN 55104

STAR Funding Request:

Grant request \$ 100,000

Loan request \$ 100,000 proposed interest rate and term: 2% @ 30years

Total STAR Request: \$ 200,000 (total from page 7)

Total Match Leveraged: \$ 205,000 (total from pages 7 & 8)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.asp?NID=2659>

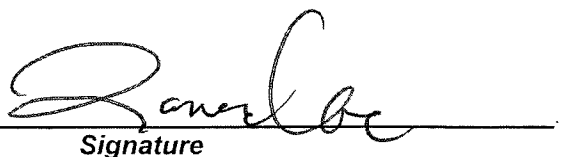
- * Vendor Outreach Program: Goals apply to *all* projects receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Lamena Vue Owner 3/31/2011 
Name (please type) Title Date Signature

Chief Officer or President:

Lamena Vue Chief Officer 3/31/11 
Name (please type) Title Date Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

We would like to rehabilitate the Victoria Theater at 825 University Avenue, a significant historical landmark that has sat empty for many years. We would like to return it to its original use as a theater and community gathering place. For additional information, see attached vision statement.

2. Briefly describe, in quantifiable terms, the specific results of this proposal (*i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.*)

Given that the interior of the building has deteriorated considerably, it will require a significant amount of renovation producing 10 to 15 temporary construction jobs. When completed as a theater and gathering place it is expected to create 5 to 10 permanent positions.

3. Please explain the public benefit of your project:

The restoration of this landmark structure will preserve a very important community landmark. To put it back to its original purpose will greatly enhance the cultural life of the community as various groups could become engaged. It would also have enormous spin-off economic benefits as it would bring patrons to the Avenue who would go to local restaurants and shops. In a broader sense, an active theater will contribute greatly to the vitality of the community and will ultimately help spur economic development.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

Yes, we would very much like to partner with community stakeholders and organizations and are currently in discussions with Frogtown CDC, Center for Hmong Arts and Talent, University UNITED, and those who have worked so hard over the last several years to preserve this important building.

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

Yes, the various plans relating to development of University Avenue emphasize the importance of creating active community gathering places and preserving the historical landmarks.

3. Is there neighborhood\community support for this proposal? YES X NO . Please explain:

This project was widely discussed by the community at a number of public meetings and there is enormous grass roots support. and possibly at the city level for over several years. There is community support for this project. There has been numerous articles in the local newspapers and a dedicated web site created (facebook;savethevictoriatheatre).

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

 \$8980.00 Current property taxes payable per year
 \$17,000.00 Estimated taxes after project is completed
 \$8020.00 Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. **The estimated PILOT is:** 0 .

IV. PROJECTED JOB CREATION / RETENTION

[] Job Impact [] No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs <i>CREATED</i> Each Year	6	6	8	8	10
# Of Full-Time Permanent Jobs <i>RETAINED</i> Each Year	3	6	8	8	10
#OF FULL-TIME PERMANENT JOBS <i>LOST</i> Each Year	0	0	0	0	0
# of Construction/Temporary Jobs <i>CREATED</i> Each Year	15	5	2	2	2
Average Wage for Full-Time Permanent Workers	35,000	45000	55000	58000	60000

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. **Please complete the one section only that best describes your proposal:**
A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

1	Support Vitality of Industry	1	Incr. Women/Minority Businesses	2	Address Special Housing Needs
1	Stablize Market Value	1	Encourage Entrep'ship	2	Retain Homeowners in the City
1	Provide Self-Employment Opt's	2	Generate Private Investment	2	Maintain Housing Stock
1	Create Local Business	1	Support Commercial Activity	2	Incr. Home Ownership Stock
1	Retain Local Business	1	Heritage Preservation	2	Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title x Purchase Agreement Purchase Option Existing Lease Lease Agreement Other Comments:

3. a. Type of development: New Construction Rehabilitation/Expansion x

- b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)

None use, currently vacant building

- c. List the proposed use of space (office, retail space, housing units, etc.)
 Performance Art Theatre

- d. Will the proposal provide the leasing of space? YES x NO If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?
CHAT	5500	\$.85 \$ 20 per yr.	no
Micelleaneous theatre groups	5500	\$.85 \$ 20 per yr.	no
Community Groups (schools, art classes)	5500	\$.85 \$ 20 per yr.	no

4. Anticipated start date? 10/1/2011 Estimated completion date? 8/1/2012

5. If this request is for a new business start-up, **please attach** your business plan.

6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
 Yes x No If yes, please identify:

Architect: Rober Lunning, Lunning Wende Associates, Inc. 275 E. 4th St. Ste. 620

7. Have detailed cost estimates been prepared? Yes X (incomplete) No If yes, **please attach**.

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website: <http://www.stpaul.gov/index.asp?NID=2659>.

B. Public / Private Open-Space Improvement Projects: STAR money has been used to finance important public and private open-space improvements in our community. These include playgrounds, streetscapes, or improvements to various public facilities. **If you are applying to fund a public or private open-space improvement project** please complete the following:

- | | | | | | |
|--|-------------------------|--|--------------------------------|--|-----------------------------------|
| | Remove Blight/Pollution | | Improve Health/Safety/Security | | <u>Increase/Maintain Tax Base</u> |
| | Rehab. Vacant Structure | | Public Improvements | | < current tax production: |
| | Remove Vacant Structure | | Goods & Services Availability | | < est'd taxes as built: |
| | Heritage Preservation | | Maintain Tax Base | | < net tax change + or -: |

3. Describe the components included in your proposal, and approximate locations (i.e. streetlights, benches, boulevard trees, playground equipment, park improvements, etc.).

5. Anticipated start date? _____ Completion? _____

6. Please list the City department(s) and person(s) with whom you have discussed your proposal:

7. Do you have a construction cost estimate either from, or approved by, the City department and contact listed in #6 above? YES ____ (estimate attached) NO ____.

8. Have businesses and/or homeowners been approached regarding any required assessments to their property? YES ____ NO ____ If yes, please indicate:

- a. How many properties will be affected? residential _____ commercial _____
- b. How many have agreed to pay assessments? residential _____ commercial _____

----- if you completed Section B, you are finished with Item VI. proceed to page 7, Item VI. -----

C. Re-Lending / Re-Granting Program for Housing or Businesses: **This needs to be completed if** you are requesting funds to administer a re-lending / re-granting program:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

<input type="checkbox"/>	Support Vitality of Industry	<input type="checkbox"/>	Incr. Women/Minority Businesses	<input type="checkbox"/>	Address Special Housing Needs
<input type="checkbox"/>	Stablize Market Value	<input type="checkbox"/>	Encourage Entrep'ship	<input type="checkbox"/>	Retain Homeowners in the City
<input type="checkbox"/>	Provide Self-Employment Opt's	<input type="checkbox"/>	Generate Private Investment	<input type="checkbox"/>	Maintain Housing Stock
<input type="checkbox"/>	Create Local Business	<input type="checkbox"/>	Support Commercial Activity	<input type="checkbox"/>	Incr. Home Ownership Stock
<input type="checkbox"/>	Retain Local Business	<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Provide Affordable Housing

2. Anticipated program start date? _____ Completion? _____.

3. Please list the number of units (houses or businesses) to be assisted: _____.

4. Briefly summarize how you will select program participants (i.e. income of recipients, requirements for match funds, cash vs. sweat equity.)

5. Describe you and/or your partner's experience and capacity for operating a loan or grant program:

6. How will this program differ from existing City housing or business programs?

7. Will this program coordinate with other City programs? Yes ____ No ____ If yes, please explain:

8. a. Are you planning to provide loans? Yes ____ No ____ grants? Yes ____ No ____ If yes, what type of terms or conditions will be required? (i.e. will there be a mortgage or lien on sub-grantees' property? Occupancy requirements? Will the loan come due if property is sold or rented?)

b. What kind of loan underwriting criteria do you envision? (i.e. collateral, debt-to-income ratio)

9. Please attach program guidelines.

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition	0	0			
Rehabilitation:					
residential					
commercial	100,000	100,000	205,000		405,000
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					
** Direct Project Costs					
TOTALS: <i>total(s) also appear on pages 1 and 8</i>	100,000	100,000	205,000	→	405,000

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

* **Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general administrative fees, marketing, or operating costs. **Please itemize and describe soft costs:**

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:	10,000	10/1/2011	
B. Estimated in-kind service*:	5000	10/1/2011	
1 friends			
2 supporters			
3 organizations			
C. Estimate and name source of cash donations:	15,000	10/1/2011	
1 community			
2 friends and supporters			
D. Name and amount of anticipated foundation grants:			
1 legacy grants	25,000		
2 Cultural Star Grant	25,000		
3			
E. Amount of loan(s) and name of lender:			
1 University Bank	50000		
2 Western Bank	50000		
F. Amount and source of private equity:			
1 Owners	20,000		
2			
3			
G. Amount, source and type of other match:			
1 fund raising	5000		
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$ 205,000		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (*STAR Guidelines, page 7*)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)

We have been active real estate investors and managers for the last 15 years. We currently own and operate about 150 of residential units in Saint Paul. We have served low income families and looking forward to do the same with this project, serving the community and improving the community. We are well connected with the community, and will be willing to do what ever it takes to meet our community's needs.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)

With this project, we will be setting up a corporation, we are open to the possibility of forming a none profit organization too.

3. Who will be the designated project manager? Lamena Vue, Bee Vue, Owners
Describe her\his background, skills and experience in managing similar-type projects.

We are a married couple operating a family real estate business for over 15 years. Lamena was a elementary school teacher and has a masters degree in education. Bee is very knowledgeable in the field of construction and project management. Bee and Lamena understand the diverse community and have been working with it for a long time. We can attract different groups of people to use the facility.

4. Do you have an adopted\official conflict-of-interest policy? If so, please summarize or attach.

No

4.If you have received City funds within the past five years, please identify below or attach a separate list: no

YEAR	PROGRAM	AMOUNT	BALANCE

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
Lamena and Bee Vue	21301 Furman st. N.E. Wyoming MN55092	100

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

 n/a A current balance sheet and a current operating statement. (Last business quarter)

 n/a Aging of accounts receivable/accounts payable as of the date of the current balance sheet.

 n/a A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.

 n/a Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.

 n/a A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)

 If project involves construction, please include specifications and contractors' estimates.

 n/a If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.

 n/a If a corporation, please provide articles of incorporation and bylaws.

n/a If a partnership, please provide partnership agreement.

 n/a If LLC, please provide articles of organization.

 n/a Copies of last three years business tax returns.

 Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.

 Resumes of principals and key management.

 n/a If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
University Bank	Michael Smeby	651-265-5631

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE

III. DEBT SCHEDULE

Please list all existing business debts. Date*:

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent

Total present balance* \$

Total monthly payment \$

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name Warren Burger

Address 428 Northland Stillwater MN 55082

Phone/e-mail 651-439-0122

V. LAWYER

Name Nathan Krogh

Address 1700 West Highway 36, Rosdale Towers, ste. 820, Rosedale MN 55113

Phone/e-mail 651-631-0500

Victoria Cultural Heritage Theater
825 University Ave West
Saint Paul, MN 55104

Victoria Cultural Heritage Theater Vision Statement

With the ever growing minority population in the Twin Cities, we see the need to open up a center as place for the community to use as a place where they can come to.

To provide the building as a place for Multicultural Performance and Visual Arts Center in the Greater Frog town Area and the surrounding communities.

Victoria Cultural Heritage Theater seeks to provide a place for programs which enhance the cultural and intellectual growth of the community by>

- *promoting the usage of the Victoria Cultural Heritage Theater for a variety of performing art groups and artist in the community so as to enable to nurture their growth and their love of art and performing arts

- *attracting local/regional/national artist to use as a setting to educate residents of their fine arts, through visual art and artistry activities and information

- *fostering the growth of the Twin Cities multicultural art groups and individual artist

- *seeking out and inspiring young and old, emerging and established artist to use VCHT as a home base in order to educate and revitalize the Twin Cities residents love of art

- *encouraging multicultural and intellectual artistic activities for the benefit and enjoyment of all Twin Cities residents

- *providing the space as a place needed by the inner Twin Cities residents as an educational center or open space to tutored and nurtured youth in their area of needs in life through the arts and the performing arts

- *as a holding space to showcase and display our growing community's emerging and talented Hmong Artist and other artist and their art in the inner Twin Cities

Victoria Cultural Heritage Theater seeks to engage the residents of the Twin Cities to become socially engaged through the practice of serving its community through the arts via visual art and performing art and talented artist individual and groups as in order to deepen one's relationship within their creative process through the industry of the Arts.

Victoria Cultural Heritage Theater foundation is based on building relationship in the frog town area and its surrounding area to foster its resident to love and respect the art world and to create a place where that can grow.



KEUNG CONSTRUCTION CO., INC.

* See page 17

January 7, 2009

Keith Johnson
MTS Business Solutions

**RE: 825 University Avenue – Victorian Theatre
Preliminary Budget Pricing**

We preliminarily propose the following budgets, based on site visits only. There are not any as-built or new space drawings available for review. All pricing is subject to drawings, structural findings, and city requirements.

* General Conditions	\$11,100.00
- Permit: Allowance \$7,400	
- Dumpsters/Site Clean/Final Clean	
- Insurance	
- Scaffold/Lifts	
* Demolition	\$18,520.00
- Assumes current building owner will remove all personal belongings being stored in the space	
- Asbestos/Hazardous Waste removal: Allowance \$10,000	
- Demo remaining debris, loose walls, loose plaster, etc.	
* Walls/Drywall	\$36,444.00
- Furr out and insulate existing outside walls on both levels	
- Build new restroom walls (each restroom 10'x18')	
- Build new unisex restroom walls	
- Misc. wall repair	
- New stairs at each side of upper level	
- Sheetrock soffit ceiling at the main level open area	
* Acoustical Ceiling	\$4,400.00
- Main floor area within soffit area	
- Ceilings at all restrooms	
* Painting – Allowance	\$9,780.00
- Paint all main area, soffit and restroom walls, neutral color	
- Paint upstairs exterior walls, neutral color	
- Spray ceiling at upstairs, neutral color	

* Flooring – Allowance	\$23,458.00
- Furnish and install commercial carpet throughout 1 st floor (\$20/yd material and labor)	
- Furnish and install commercial carpet throughout 2 nd floor seating (\$20/yd material and labor)	
- Furnish and install carpet at stairs (\$20/yd material and labor)	
- Ceramic Tile at restroom floors and wet walls to 4'	
* New Doors/Hardware	\$6,780.00
- Furnish and install new glazed entrance door with panic hardware, closer and smoke gasket	
- Furnish and install new steel door at side entrance, main floor	
- Furnish and install new steel exit door upstairs	
- Furnish and install new hollow metal frame and wood doors with lever handle hardware at restrooms (3)	
* Sprinkler System – Allowance	\$49,500.00
- Furnish and install new water main to building for sprinkler system (\$12,000 to run from street to building and \$8,000 inside bldg)	
- Furnish and install new sprinkler system with hanging heads at exposed ceiling and concealed heads at acoustical ceilings	
- Includes horn/strobe combo, per city fire codes	
- Includes required tamper switches and water flow switches	
- Includes low voltage wiring for switches and fire alarm panel	
- Includes electrical for 110v power to fire panel	
- Includes drawings and autocad for city records and permitting	
* Electrical – Allowance	\$87,500.00
- Demolition as needed (\$5,000 allowance)	
- New electrical service at an assumed size of 600 amps (2) 200 amp panels and (1) 200 amp provisions for mechanical	
- Power to mechanical systems (\$8,700 allowance)	
- Lighting fixtures and installation (\$24,600 allowance)	
Stage lighting not figured in allowance	
- General power (\$7,700 allowance)	
- Power for theatre equipment (\$15,000 allowance)	
- Fire alarm system requirements (\$12,000 allowance)	
* HVAC – Allowance	\$93,000.00
- Demo and dispose of existing boiler and associated piping	
- Furnish and install (2) 7.5 ton AHU with gas fired duct furnace and condensers on the roof	
- Install rectangular main supply duct with spiral distribution	
- Install return duct to main area	
- Install OA duct to economizer	

- Install PRV on roof to ventilate restrooms	
- Includes engineered drawings and permitting	
- See Alternate	
* Plumbing	\$28,400.00
- Install waste, vent and water pipe w/waste pipe connecting to existing 4" sanitary and water line	
- Install new 6" duct tile water main to building	
- Men's Restroom:	
Furnish and install (1) floor set ADA toilet	
Furnish and install (2) urinals	
Furnish and install (2) sinks w/ADA faucets	
Furnish and install (1) floor drain	
Furnish and install grab bars for ADA stall	
- Women's Restroom:	
Furnish and install (1) floor set ADA toilet	
Furnish and install (2) standard floor set toilets	
Furnish and install (2) sinks w/ADA faucets	
Furnish and install (1) floor drain	
Furnish and install grab bars for ADA stall	
- Unisex Restroom (rear of building)	
Furnish and install (1) floor set ADA toilet	
Furnish and install (1) urinal	
Furnish and install (1) sink w/ADA faucets	
Furnish and install (1) floor drain	
Furnish and install grab bars for ADA	
- Front Entry Mechanical Room	
Furnish and install (1) floor set janitor sink and wall hung faucet	
Furnish and install (1) floor drain	
Furnish and install (1) 40 gallon electric water heater	
Furnish and install (1) 2" RPZ and 2" tee w/ ball valve and backflow protection and flange for connection to sprinkler line	
* Toilet Accessories	\$3,100.00
- Furnish and install toilet partitions at each main area restroom	
- Furnish and install (3) mirrors	
- Furnish and install paper towel and toilet paper dispensers	
* Structural Engineer Review – Allowance	\$1,100.00
- Site visit and report on existing structural conditions	
- Does NOT include drawings	
* Site Supervision	\$2,840.00
- 40 hours of job superintendent supervision (Necessary during abatement process)	

* Signage and Awning – Allowance	\$4,650.00
- Painted signage mounted at front of building	
- Furnish and install canvas awning at front of building	
* Overhead and Profit	\$39,960.00
Total Budget Estimate	\$420,532.00

Alternates:

- | | |
|---|---------------------------|
| 1. Exterior painting – Allowance | ADD \$990.00 |
| 2. Exterior/Storefront Glazing – Allowance | ADD \$4,800.00 |
| - Includes glass and aluminum into existing opening | DEDUCT \$11,400.00 |
| 3. Install (2) 7.5 ton RTUs on roof in lieu of AHUs | |
| - Will need roof evaluation for this installation | |

Notes:

- * SAC/WAC charges are NOT included in this pricing
- Approx. \$1,100 per unit if applicable
- * All pricing is subject to final city approvals
- * All pricing meets Davis Bacon labor requirements
- * All pricing based on square footage and concept ONLY
- * All pricing figured during normal business hours

Thank you for the opportunity to provide you any questions or comments.

3/30/11

* We are using this plan as a projected bids-
We are working on getting other bids that will be more current and up to date.

067 March 1
04, 2011
651-22

Thank you.
Cameron
Burr

Lamena Vue

21301 Furmen Street N.E.

Wyoming, MN 55092

651-338-3874

Vue Properties Rental 2006-Present

- Self employed
- Residential Rental Properties Accountant
- Business Manager

Phalen Lake Elementary 1996-2006

St Paul, Public Schools

360 Colborne Street

St. Paul, MN

- **Fifth Grade Teacher**

Education

Bachelor of Education 1991-1995

Concordia University

275 Syndicate Street N.

St. Paul, MN 55104

651-641-8230

Masters In Education 1997-1999

St. Mary's University

700 Terrace Heights

Winona, MN 55987

800-635-5987

Bee Vue

21301 Furmen Street N.E.

Wyoming, MN 55092

651-338-5377

Self Employed 1995-Present

- Small Business Management
- Residential Rental Property Management
- Rehabilitated Properties
- Background knowledge in rehabilitated properties and construction projects
- Well connected with the community

Education

Bachelor of Natural Science 1991-1995

Concordia University

275 Syndicate Street N.

St. Paul, MN 55104

651-641-8230



March 31, 2011

RE: Letter of Support for the Victoria Cultural Heritage Theater

To whom it may concern:

On behalf of the Center for Hmong Arts and Talent (CHAT), it is my pleasure to write this letter in support of the Victoria Cultural Heritage Theater (VCHT). CHAT is a non-profit organization that exists to nurture, explore and illuminate the Hmong American experience through artistic expressions. We have been the leading Hmong arts organization in the country since 1998.

CHAT grew out of Pom Siab Hmoob Theatre (PSHT), the first Hmong theatre company in the world, to put Hmong stories in front of non-Hmong audiences. Since then, we have become a multi-disciplinary arts organization with 3 primary goals:

- To provide quality arts education, activities and opportunities for Hmong American children and youth;
- To foster the advancement of emerging and experienced Hmong American artists and;
- To create and produce art that significantly enhances understanding within the Hmong community as well as cross-culturally.

We are rooted in the belief that art tells the history of culture, the people, the way of life, the struggles and the beauty of traditions. Located in Frog Town, on University Avenue, CHAT has been using the arts to build and strengthen the community for over ten years and we are proud of the way art has brought the community together for shared experiences that inspire individuals but also increases social capital for collective action.

Part of creating art is also finding the appropriate venue to exhibit or showcase the work. The idea of having the VCHT renovated and available for use right along University Avenue is exactly aligned with what our hopes have been for the neighborhood. Having the VCHT would be a great asset to the community and we would be regular patrons of the space.

I look forward to being a part of the process with VCHT to deepen the relationship and work on developing the artistic and cultural richness of the communities that live in Frogtown and along University Avenue.

If you have any questions regarding CHAT's involvement or role in the development, please feel free to contact me via telephone at 651-603-6971 or email kathy@aboutchat.org.

Sincerely,

Kathy Mouacheupao
Executive Director

Date: 3/30/11

To: Neighborhood STAR Grant Board

From: Keith Johnson

MTS-Business Solutions

The New Victoria Theatre Project



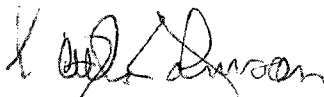
I am writing this letter in full support for the redevelopment of 825 University Avenue into a Cultural Heritage Theatre.

I currently operate a business along University Avenue, and have a strong background in the performing arts. I believe that University Avenue would benefit greatly from a performance art venue, and I am prepared to roll up my sleeves and assist in any way that I can, such as offering pro-bono professional services, sweat equity, finding additional funding resources/submission of grant proposals, and even contributing financially.

In 2009, I founded The [New] Victoria Theatre Project. This group has done a considerable amount of exploration for the re-use of 825 University as a performance art venue, and were even awarded a 2010 Heritage Preservation/American Institute of Architects award for our exploration of adaptive re-use of the building. We are thrilled with the opportunity to work with the owners to bring such a valuable asset to the community.

Respectfully,

Keith Johnson



MTS-Business Solutions

The New Victoria Theatre Project, Founder

Letter of Support

March 28, 2011

To Whom It May Concern:

My name is Seexeng, a local Hmong artist and an art educator. I am currently in my 14th year of teaching art in the Minneapolis Public School District and currently teach at South High School. I am writing this letter in full support for the realization of the Victoria Cultural Heritage Theater; because I know first hand that there is a great need for such organization and physical space.

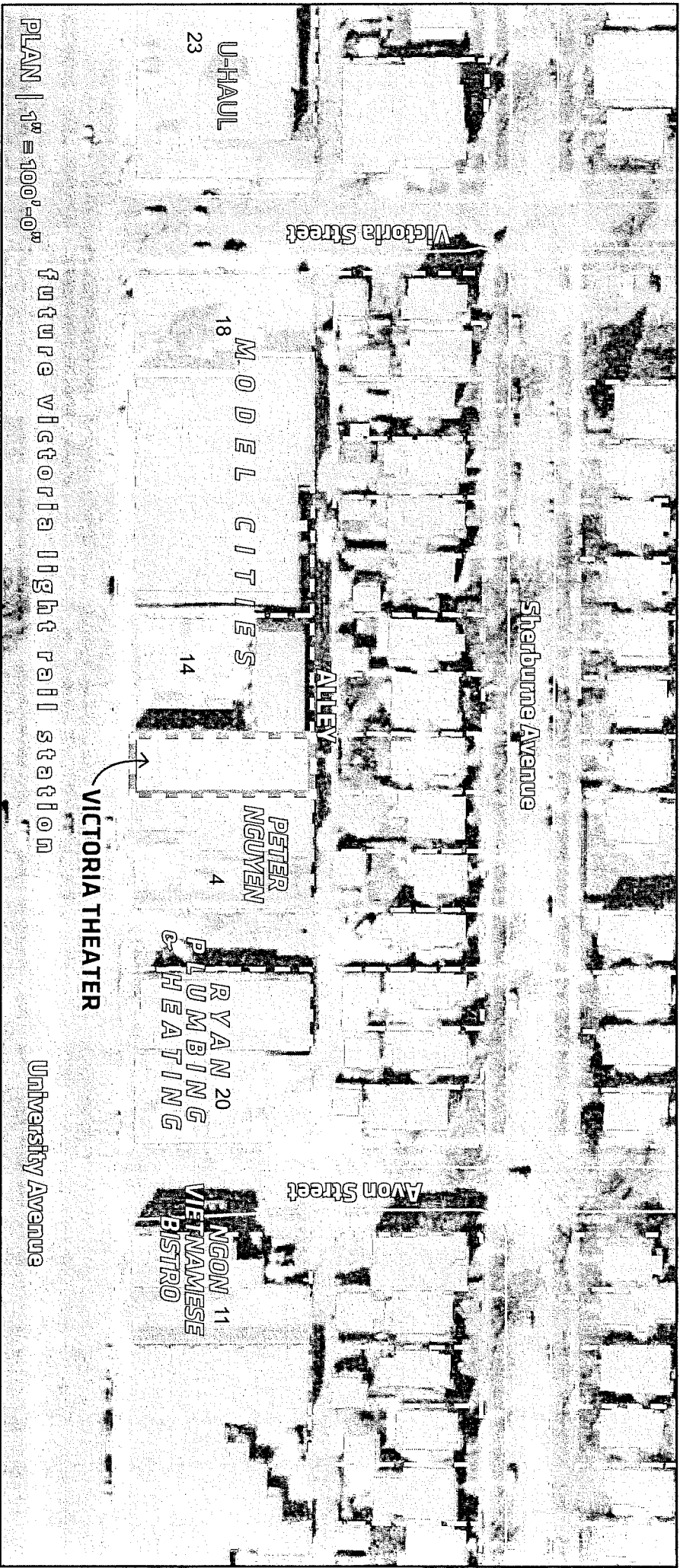
To have a physical space like the 825 University building (future home of Victoria Cultural Heritage Theater) which is centrally located in the heart of the Hmong community will in my mind will only enhances the Frog Town community and surround communities, and will also further the preservation and promotion of the Hmong culture and its arts.

Once again I am in full support of the vision statement and please do not hesitate to get a hold of me if you have any questions or concerns in regard to the content of this letter.

Respectfully yours,



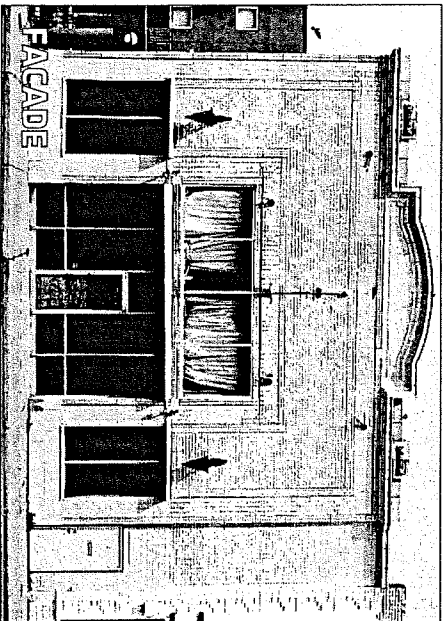
Seexeng Lee
www.seexeng.com
s@seexeng.com
651-481-3976



PLAN | 1" = 100'-0"

future victoria light rail station

University Avenue



Curb

Off Street Parking

Victoria Theater

Parcel

Building

PREPARED BY UPLAN CONSULTING

2011 Neighborhood STAR Program Loan & Grant #11-107

Section A: Proposal & Organization Information

Project Name: Arnold P. Williams Community Outreach Restoration Project Ward 1 Planning District #8

Legal Entity Submitting Request: River of Life Ministries/Sierra Young Family Institute Inc.

Please check organization type(s): Public ☐ For Profit ☐ Non-Profit ☒

Mailing Address: 739 Summit Avenue Saint Paul Minnesota 55105
STREET CITY STATE ZIP

Contact Person For This Request: Addie Bruner / Roberta D Barnes 651-374-1491

Daytime Phone: (651) 290-2348 Fax #: (651) 274-6795 Federal Tax I.D. # 41-1394771

E-mail Address: rolcc_@msn.com 13-4334356

Proposal Location: 999 Selby Avenue, Saint Paul Minnesota 55104

STAR Funding Request:

Grant request \$ 50,000.00

Loan request \$ N/A proposed interest rate and term: N/A

Total STAR Request: \$ 50,000.00 (total from page 7)

Total Match Leveraged: \$ 71,500.00 (total from pages 7 & 8)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.asp?NID=2659>

- * Vendor Outreach Program: Goals apply to all projects receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of federal dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of city dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Patrick Bruner Treasure of Board of Trustees March 30, 2011 Patrick Bruner
Name (please type) Title Date Signature

Chief Officer or President:

Addie Bruner Office Administrator/Board of Trustees March 30, 2011 Addie Bruner
Name (please type) Title Date Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

See attached the proposed project improvements to support the continuation of our existing programming services:

A project that is cost-effective with the matching funds and in-kind services, that will be energy efficient, environmentally friendly (green), open to the community (residents and community based organizations).

- 12-Step Free-In Deed
- Personal and Behavioral Development-youth and adult
- Parenting Skill Enhancement
- Parent and Child Involvement Activities-expanded services
- Healthy Youth Development
- Community Organizing and mobilization activities
- Community Awareness Campaigns to heighten responses and solutions to social, health, mental issues
- Prevention and Protective Interventions (to reduce risk for negative social and health outcomes)
- Community service and Service Learning projects-expanded services
- Health and Nutrition without giving up ethnic specific foods
- Health Fairs
- Jobs and Training (Including Entrepreneurship)
- Food Shelf
- Meetings (community meetings)
- Wedding Receptions
- After Funeral Repast Dinners
- Neighborhood and Community Celebrations
- Great Joy in the City Activities
- Collaborative Activities with other Churches and Community Based Organizations
- Leased space to support others in the advancement of their work

2. Briefly describe, in quantifiable terms, the specific results of this proposal (*i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.*)

The end of the proposed project we will have 10,000 square feet of available public/community meeting, training and development, gathering place located at 999 Selby Avenue, the Arnold P. Williams Community Center.

3. Please explain the public benefit of your project:

The Arnold P. Williams Community Center, will remain a focal point and the pulse of the community where residents are welcomed and come to the 12-step free-in-deed, for personal and behavioral development for both youth and adults, healthy youth development parenting skills, parent and child involvement activities, community awareness campaigns, prevention and protective interventions, jobs and trainings, health, nutrition, and so much more. A place within the community where receptions, special individual and community gatherings, personal and community celebrations, after-funerals or homegoing repast dinners, meetings, etc.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

The Arnold P. Williams Community Center, is vital and an intricate part of the community, and highly utilized by community partners, and specifically, Sierra Young Family Institute, Inc. and its collaborative partnership network, we mobilize, build, and strength community residents throughout the St. Paul area, within this facility, we provide imperative knowledge and essential services needed for skill development and lifestyle changes.

River of Life Christian Church and Community Based Organizations meet the people where they are, and the Arnold P. Williams Community Center the focal point and pulse of the Selby/Dale, and Summit University communities, is a place where people feel loved, comfortable, and safe coming to, their individual needs are foremost in the collaborative network of organizations missions and philosophies, and best described by the program participants; a pillar where compassion and competence comes together.

Sierra Young Family Institute, Inc. a non-profit organization who has operating within the St. Paul for over ten years providing services aimed at youth and families that most would find their life circumstances daunting, to empower them with the training and guidance they need to not only survive but thrive.

The 'I Rise' (delivered in collaboration with 10 other community partners throughout the St. Paul area) the program services surrounds youth and families with comprehensive sources of training and services that help them build better lives through better choices, services range from personal and behavioral development, abuse and violence prevention, health and wellness, nutrition, and healthy meal preparation and planning, teen pregnancy prevention, drug and alcohol prevention, education support to promote academic excellence and education beyond their secondary years, future planning, positive networking, parenting skills, financial management, leadership development, getting involved and making a difference in your neighborhoods and communities through service learning and community service projects, jobs and training, and employment assistance.

The 'Underground' HIV PCTR (Prevention/Counseling/Testing/Referral) prevention and early intervention services to provide program participants with the skills and knowledge needed to reduce their risk for contracting the virus, testing, counseling, and referrals made for individuals in need of treatment.

The 'Peer Ministry and Support' happens when the traffic jams of life and faith intersect, peer ministry seeks to equip their peers (adult and teens) to hand these intersections and walk away as victors and not victims.

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

The goal is, to further build upon the community's perspective and standing of the Arnold P. Williams Community Center, through the current services provided through collaborative partnerships and the proposed expansion of services and activities, to make it the community focal point as a 'one-stop shop' for community residents of the Selby/Dale and Summit University, and other surrounding communities within the St. Paul area. Our goal will fit into the Saint Paul Comprehensive Plan, Key Strategies for Neighborhood Implementation Consideration, Policy 1.17.

3. Is there neighborhood\community support for this proposal? YES x NO . Please explain:

The River of Life Christian Church has always been a focal point and a pillar in our community that is needed and supported by neighborhood businesses, residents, and others, as a place where community people and those throughout St. Paul can come to get their needs met including but not limited to spiritual and emotional needs. When the Church move to Summit Avenue, 999 Selby Avenue was used to continue to be used to reach out and empower people from the surrounding neighborhoods, as well as the residents throughout St. Paul, through the Good Ground daycare (closed at this time), 12-step Free-in-Deed, healthy youth development (Too Smart to Start), food shelve, and other services through our collaborative partnership network, our sister churches under the Apostolic covering by the founders of the River of Life Christian Church, community meetings, special activities, and etc.

Please see attached letters of community and neighborhood support.

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

 N/A Current property taxes payable per year
 N/A Estimated taxes after project is completed
 N/A Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. **The estimated PILOT is:** _____.

IV. PROJECTED JOB CREATION / RETENTION

[] Job Impact [] No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs CREATED Each Year					
# Of Full-Time Permanent Jobs RETAINED Each Year					
#OF FULL-TIME PERMANENT JOBS LOST Each Year					
# of Construction/Temporary Jobs CREATED Each Year					
Average Wage for Full-Time Permanent Workers					

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. **Please complete the one section only that best describes your proposal: A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:**

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds

for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

2	Support Vitality of Industry		Incr. Women/Minority Businesses		Address Special Housing Needs
	Stablize Market Value		Encourage Entrep'ship		Retain Homeowners in the City
	Provide Self-Employment Opt's		Generate Private Investment		Maintain Housing Stock
	Create Local Business		Support Commercial Activity		Incr. Home Ownership Stock
	Retain Local Business	1	Heritage Preservation		Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title x Purchase Agreement__ Purchase Option__ Existing Lease __Lease Agreement __ Other __ Comments:

3. a. Type of development: New Construction _____ Rehabilitation/Expansion x

- b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)

A 10,000 community center with a commercial kitchen, training and development services, special activities, celebrations, food shelf, (See Section II, question 1 for specific all services and facility is open to the public for utilization and usage.)

- c. List the proposed use of space (office, retail space, housing units, etc.)

Training and Development and Special Events Facility.

- d. Will the proposal provide the leasing of space? YES ____ NO x If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?

4. Anticipated start date? April 30, 2011 Estimated completion date? June 30, 2011.
5. If this request is for a new business start-up, **please attach** your business plan. N/A
6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
Yes x No _____ If yes, please identify:

Don Steele See Attachment

7. Have detailed cost estimates been prepared? Yes x No _____ If yes, **please attach**.

See Attachment

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website: <http://www.stpaul.gov/index.asp?NID=2659>.

----- **If you completed Section A, you are finished with Item VI. proceed to page 7, Item VI.** -----

- B. **Public / Private Open-Space Improvement Projects:** STAR money has been used to finance important public and private open-space improvements in our community. These include playgrounds, streetscapes, or improvements to various public facilities. **If you are applying to fund a public or private open-space improvement project** please complete the following:

1. Define the type of public benefit that can be expected. Place a "1" next to the primary benefit, a "2" next to the secondary benefit and complete the tax base data (if applicable) in the following chart: **N/A**

<input type="checkbox"/>	Remove Blight/Pollution	<input type="checkbox"/>	Improve Health/Safety/Security	<input type="checkbox"/>	Increase/Maintain Tax Base
<input type="checkbox"/>	Rehab. Vacant Structure	<input type="checkbox"/>	Public Improvements	<input type="checkbox"/>	< current tax production:
<input type="checkbox"/>	Remove Vacant Structure	<input type="checkbox"/>	Goods & Services Availability	<input type="checkbox"/>	< est'd taxes as built:
<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Maintain Tax Base	<input type="checkbox"/>	< net tax change + or -:

2. Please describe your previous experience with public or private open-space improvement projects:

N/A

3. Describe the components included in your proposal, and approximate locations (i.e. streetlights, benches, boulevard trees, playground equipment, park improvements, etc.).

N/A

4. Explain how this project will be maintained over the life of the improvement:

N/A

5. Anticipated start date? _____ Completion? _____ **N/A**

6. Please list the City department(s) and person(s) with whom you have discussed your proposal: **N/A**

7. Do you have a construction cost estimate either from, or approved by, the City department and contact listed in #6 above? YES ____ (estimate attached) NO ____ **N/A**

8. Have businesses and/or homeowners been approached regarding any required assessments to their property? YES ____ NO ____ If yes, please indicate: **N/A**

a. How many properties will be affected? residential _____ commercial _____

b. How many have agreed to pay assessments? residential _____ commercial _____

----- if you completed Section B, you are finished with Item VI. proceed to page 7, Item VI. -----

C. Re-Lending / Re-Granting Program for Housing or Businesses: **This needs to be completed** if you are requesting funds to administer a re-lending / re-granting program:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit: **N/A**

<input type="checkbox"/>	Support Vitality of Industry	<input type="checkbox"/>	Incr. Women/Minority Businesses	<input type="checkbox"/>	Address Special Housing Needs
<input type="checkbox"/>	Stablize Market Value	<input type="checkbox"/>	Encourage Entrep'ship	<input type="checkbox"/>	Retain Homeowners in the City
<input type="checkbox"/>	Provide Self-Employment Opt's	<input type="checkbox"/>	Generate Private Investment	<input type="checkbox"/>	Maintain Housing Stock
<input type="checkbox"/>	Create Local Business	<input type="checkbox"/>	Support Commercial Activity	<input type="checkbox"/>	Incr. Home Ownership Stock
<input type="checkbox"/>	Retain Local Business	<input type="checkbox"/>	Heritage Preservation	<input type="checkbox"/>	Provide Affordable Housing

2. Anticipated program start date? _____ Completion? _____. **N/A**

3. Please list the number of units (houses or businesses) to be assisted: _____. **N/A**

4. Briefly summarize how you will select program participants (i.e. income of recipients, requirements for match funds, cash vs. sweat equity.) **N/A**

5. Describe you and/or your partner's experience and capacity for operating a loan or grant program: **N/A**

6. How will this program differ from existing City housing or business programs? **N/A**

7. Will this program coordinate with other City programs? Yes ____ No ____ If yes, please explain:
N/A

8. a. Are you planning to provide loans? Yes ____ No ____ grants? Yes ____ No ____ If yes, what type of terms or conditions will be required? (i.e. will there be a mortgage or lien on sub-grantees' property? Occupancy requirements? Will the loan come due if property is sold or rented?)

N/A

b. What kind of loan underwriting criteria do you envision? (i.e. collateral, debt-to-income ratio)

N/A

9. Please attach program guidelines.

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition None					
Rehabilitation:					
residential					
commercial		50,000.00	71,500.00		
New Construction:					
residential					
commercial					
Public Improvements					
Private Open Space Improvements					
** Direct Project Costs					
TOTALS: <i>total(s) also appear on pages 1 and 8</i>		50,000.00	71,500.00		121,500.00

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

* Please List the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

Direct Project Costs (Soft Costs) - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general administrative fees, marketing, or operating costs. Please itemize and describe soft costs:

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria.

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:	16,500.00	immediate	yes
B. Estimated in-kind service*:			
1 Labor and Construction			
2 Ceiling Installations and Electrical			
3 Doors and Windows Installations			
C. Estimate and name source of cash donations:			
1 Member donation through capital campaigns	25,000.00	June 30	yes
2			
D. Name and amount of anticipated foundation grants:			
1			
2			
3			
E. Amount of loan(s) and name of lender:			
1			
2			
F. Amount and source of private equity:			
1 Private Funds	30,000.00	immediate	yes
2			
3			
G. Amount, source and type of other match:			
1			
2			
3			
TOTAL VALUE OF MATCHING FUNDS**	\$ 71,500.00		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (*STAR Guidelines, page 7*)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1. Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)

The River of Life Christian Church, with a history of 34+ years, was founded in 1974, by Apostle Arnold P. and Apostle Bettie J. Williams, in a small 'storefront' missionary ministry, located at 606 Selby Avenue, reaching out to those described by other ministries and churches as 'non-traditional' or unreachable people through traditional ministry strategies, the non-traditionalist's life circumstances were daunting, the destitute, distressed, brokenhearted, addicted, newly released prison mates, etc. They target population was non-traditional and so was their ministry, it was tailored to meet the needs of this unique population, but all people. They created disciples, that joined this crusade for change, they earned the very powerful and befitting description of 'servant-leaders' mirrors of the life and ministry of Christ. They were well known and highly respected by all, with the help of God and their loving hearts transverse racial, cultural, economical, and denominational boundaries.

They became leaders within the religious, human, and social sectors, and were regarded as champions, visionaries, and pioneers, they provided the traditional services, such as Sunday services, Bible Study, Prayer, they branched outside of the traditional and the four walled structured and creating outreach ministries designed to take their ministry out into the street and the people; prison and jails, hospitals, nursing homes, 12-step, foreign and local missionary outreach, youth, young adult, women, men, music, and dance ministries. Additional ministries were added over the years, family prayer, Foundational School of Ministry, Medical and Mental Health Fair, Healthy Youth Development, and Annual Men and Women International Conferences, Community Partnership Collaborations-intersecting church and community to promote the spiritual, emotional, and physical health, revitalization and economic growth and development, with an emphasis within St. Paul and then Minnesotans at large.

In 1982, the storefront exceeded its capacity, and the River was moved to 999 Selby Avenue (the current location that is now known as the Arnold P. Williams Community Center), the church continued to grow and thrive, those that came to the River of Life Christian Church, their lives was never the same. The word of the River and Life Christian Church and its mighty founders and leaders spread rapidly, and just as they exceeded the capacity of the storefront they exceeded the capacity of 999 Selby. They moved the River of Life Christian Church to the Summit, its current location, 739 Summit Avenue.

A vision was birth inside of Apostle Arnold and Apostle Bettie, 'The Healing of the Races, Pastor Arnold understood that the church body needed to be 'united', 'one message', 'one love', so that the body of Christ could go forward. They, for 24 years worked side by side to bring God's great men and women together in unity, a celebration titled 'Great Joy in the City', we have continued to build upon the powerful and sturdy foundation that was laid by our founders, and the legacy goes on. Churches, Community Based Organizations, community residents, regardless of race, throughout the city of Saint Paul and its suburbs, neighbors across the river in Minneapolis and surrounding suburbs come, to take part in the great joy and celebrate the emotional, spiritual, and physical healings that has taken place and is continuing to take place.

Apostle Arnold P. Williams, transitioned from earth to heaven in 1998, passing the mantel and vision for the River of Life Christian Church and its outreach ministry in the capable hands of his beloved wife and mighty woman of God and vision Apostle Bettie J. Williams. Apostle Arnold, though he was not among us physically, the legacy and his work had to go on, inside and outside of the church's walls. The facility 999 Selby Avenue, it was renamed to honor a competent, loving, dedicated, conscientious, man of God, of valor, and known as pillar within the communities of Saint Paul, now known as the Arnold P. Williams Community Center. The Arnold P. Williams Community Center stands as a pillar in the community just as the man himself did.

Apostle Bettie J. Williams, transitioned from earth to heaven in 2009, she strengthen the infrastructure of the church with the development of an 8-member Trustee Board that oversees the financial strength and accountability of the River of Life Christian. She further strength and enhanced the leadership abilities of the Pastors, Elders, Deacon, Deaconess, and the church's Administration. She put external checks and balances in place such as an independent Accountant and Legal Counsel, and an Advisory Committee that consist of 9 very distinguished and esteemed Apostles and Bishops from around the United States, who are leaders of thriving churches who understand the vision, and will assist the River of Life Christian Church build upon the foundation and legacy. She grew the membership of the church, totaling 300 regularly members. In keeping with the legacy a commercial kitchen was added to the Arnold P. Williams Community Center, the kitchen was named to honor our beloved Apostle Bettie J. Williams. The center and the kitchen, serves many just as Apostle Arnold P. and Bettie J. Williams did.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)

Non-profit

3. Who will be the designated project manager? Addie Bruner
Describe her/his background, skills and experience in managing similar-type projects.

Managed the previous Arnold P. Williams project with the new kitchen (and components) installations at 999 Selby Avenue, Saint Paul, Minnesota 55104, projected completed 2010.

4. Do you have an adopted official conflict-of-interest policy? If so, please summarize or attach.

No

5. If you have received City funds within the past five years, please identify below or attach a separate list:

YEAR	PROGRAM	AMOUNT	BALANCE
2010	Star Grant for Arnold P. Williams Community Center, 999 Selby Avenue, St. Paul. MN 55104	25,000.00	0

Section B: Financial Information N/A

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

- N/A A current balance sheet and a current operating statement. (Last business quarter)
- N/A Aging of accounts receivable/accounts payable as of the date of the current balance sheet.
- N/A A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.
- N/A Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.
- N/A A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)
- N/A If project involves construction, please include specifications and contractors' estimates.
- N/A If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.
- N/A If a corporation, please provide articles of incorporation and bylaws.
- N/A If a partnership, please provide partnership agreement.
- N/A If LLC, please provide articles of organization.
- N/A Copies of last three years business tax returns.
- N/A Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.
- N/A Resumes of principals and key management.
- N/A If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
N/A		

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE
N/A		

III. DEBT SCHEDULE

Please list all existing business debts. Date*: _____

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent
N/A								

Total present balance* \$ _____

Total monthly payment \$ _____

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT N/A

Name _____

Address _____

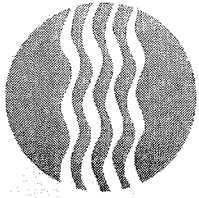
Phone/e-mail _____

V. LAWYER N/A

Name _____

Address _____

Phone/e-mail _____



RIVER OF LIFE

CHRISTIAN CHURCH

March 29, 2011

NEIGHBORHOOD STAR PROGRAM
Department of Planning & Economic Development
1400 City Hall Annex
25 West Fourth Street
Saint Paul, Minnesota 55102-1622

RE: LETTER OF COMMITMENT

To Whom It May Concern:

We the Pastors, Elders and members of the River of Life Christian Church (ROLCC), are committed to raising the needed funds to match the STAR grant dollars through a capital campaign/building fund that the members of ROLCC will sponsor. The capital improvements to the Arnold P. Williams Community Center at 999 Selby Avenue will enable us to continue its outreach into the community for the betterment of our community.

Currently, the Arnold P. Williams Community Center houses activities which includes regular community 12-Step Program for substance abuse, youth groups and outreach, community food shelf and personal and behavioral development conferences for men, women and children.

Our church is committed to the enhancement of the Selby/Dale, Summit/University neighborhoods and to a healthier St. Paul, through this grant, we will be able to continue serving and improving our outreach into the community.

Respectfully submitted,

Patrick A. Bruner, Treasurer
Board of Trustee

Founding Pastors / Apostles
Arnold P. and Bettie J. Williams

Pastoral Staff
Carolyn Berry
Ernest Collins

14

*And He showed me a pure river of water of life, clear as crystal,
proceeding out of the throne of God and of the Lamb - Revelation 22:1*



1002 Blair Avenue, Saint Paul, Minnesota 55104-2101
Phone: 651-488-6056 Fax: 651-488-5978

Sierra Young Family Institute, Inc.

March 31, 2011

The Neighborhood STAR Program
Department of Planning and Economic Development
1400 City Hall Annex-25 West 4th Street
Saint Paul, Minnesota 55102

To Whom It May Concern:

Sierra Young Family Institute, Inc. is a non-profit organization, Community Based Organization, whose mission and philosophy is dedicated to empowering youth and families with the training and guidance they need to make positive life choices, we are partnering with River of Life Ministries and the Arnold P. Williams Community Center in the request for funding through the Neighborhood STAR Large Loan and Grant Program, to make needed improvement to the center.

Our federal tax identification, for Sierra Young Family Institute, Inc. is 13-4324350, and the mailing address for the organization is 1002 Blair Avenue, Saint Paul, Minnesota 55104-2101, and my direct dial number is 651-274-1491.

You will find attached 990 EX Forms for the organization for 2008, 2009, and audit numbers for 2010, we filled an extension and will fill the taxes at later. The accountant for the organization is Mr. Floyd Wellons, CPA independent contractor to manage the finances for the organization, 1-313-350-7793, and the independent contracted auditor is Barry Rogers and Company, 612-332-5446.

Your assistance in helping the Arnold P. Williams Community Center remain the focal point and the pulse of the community, and further solidify their standing is both exciting and greatly appreciated by Sierra's Executive Board, staff, and program participants.

Sincerely,

Roberta D. Barnes, President and Executive Director

ARNOLD P WILLIAMS COMMUNITY OUTREACH CENTER
999 SELBY AVE
ST PAUL MN 55104
3-10-11
SCOPE OF WORK

We will be making exterior and interior energy improvements to our community center and in addition we will be using green processes to complete our project as available to us.

EXTERIOR

- 1 Replace entrance doors and windows around exterior of building. _____
- 2 Tuck point brick and caulk cracks on building exterior to eliminate cold/hot air penetration. _____
- 3 Repair neon lighting on front sign. Very attractive when all lit. _____
- 4 Repair /replace retaining wall at our back yard. _____
- 5 Hang falling gutter on West side of our building. Ice took it out. We will need easement from neighbor for access to the side of our building for repair. _____
- 6 Install cement slab at rear of building for sitting area. _____
- 7 Rework shed roof on rear of building with upgraded wall flashing to divert melting snow and ice buildup. _____

INTERIOR

- 8 Install suspended ceiling grid work in large room, with insulated panels. _____
- 9 Install new lighting for new ceiling using energy efficient fixtures. _____

**Sworn Construction Statement
D & J STEELE CONSTRUCTION, INC.**

	A	B	C
	ITEMS	FURNISHED BY	COST
1	Lead Hazard Reduction		
2	Asbestos Abatement		
3	Blacktopping / Asphalt		
✓ 4	Site Work - Landscaping		16,500.00
5	Fencing		
✓ 6	Concrete		3,500.00
✓ 7	Masonry		5,500.00
8	Siding		
✓ 9	Soffit / Fascia		5,800.00
10	Widows Door Trim		
11	Roofing		
12	Rough Carpentry		
✓ 13	Finish Carpentry		
✓ 14	Plaster and Drywall		
✓ 15	Doors Entry		3,000.00
16	Doors Interior		
✓ 17	New Garage		
✓ 18	Windows		7,000.00
19	Flooring Carpet		
20	Flooring Vinyl		
21	Ceramic Tile		
22	Hardwood Refinish		
23	Millwork Trim		
24	Cabinets		
25	Countertops		
26	Painting Exterior		
27	Painting Interior		
✓ 28	Appliances		
✓ 29	Insulation		
30	Plumbing Labor		
31	Plumbing Fixtures		
32	HVAC		
✓ 33	Electrical		4,900.00
✓ 34	Light Fixtures		4,500.00
35	Water Heater		
36	Accessories		
37	Permit		
38	General Contractor Profit and Overhead		
39	Other:		
40	Other:		
41	SUSPENDED CEILING	Totals	8,800
		Total	59,500
	Alternate #1		
	Alternate #2		
	Alternate #3		
	Alternate #4		
	Submitted By:		
	Dated: 3-22-11		



Spielman Mortuary

344 West University Avenue • Saint Paul, Minnesota 55103
(651) 222-6363 • Fax: (651) 222-6364

March 29, 2011

Neighborhood Star Program
City of St. Paul
Dept. of Planning and Economic Development
1400 City Hall Annex
25 W. 4th Street
Saint Paul, MN 55102

Re: River of Life Christian Church

Board Members,

Pease support River of Life's application for a STAR Grant to aid in their proposed building improvements for the Arnold P. Williams Community Center located at 999 Selby Avenue. With our firm's long working relationship with River of Life, I can attest to the wonderful asset the community center has been to the neighborhood and community in general. They have been very generous with letting the community use the center even if there is no direct connection to the church. I have personally recommended families in need of a gathering place after funeral services to River of Life and they have always accommodated them. They are a true asset to the neighborhood and any improvements they are able to make will undoubtedly be shared by the entire neighborhood.

Respectfully,

Kevin Gliva
Director
Spielman Mortuary



The Sierra I Rise Collaborative Network of Partners-Keeping a Watchful Eye on
Children and Families within the St. Paul areas...Building Better Lives through
Better Choices ...Success...built through choices, not by chance.

Malcolm Lee Morgan, Licensed Psychologist
Hitting the Bull's eye with today's Youth and Families
400 Selby Avenue, Suite M
Saint Paul, Minnesota 55102
651-222-2779

March 28, 2011

Neighborhood STAR Program
Department of Planning & Economic Development
1400 City Hall Annex
25 W. 4th Street
Saint Paul, Minnesota 55102

Dear Sir or Madam:

I would like to thank you for this awesome opportunity that is being afforded to the River of Life Christian Church to seek much needed resources to make improvements to the Arnold P. Williams Community Center. It is my pleasure and a honor to write this letter of support on the behalf of the "I Rise" collaborative networks' 10 partners, all Community-Based Organizations within the Saint Paul area, coming together helping children and families who life circumstances most would find daunting; with the objective of helping them build better lives through better choices. Your generosity to repair the center will be a gift of empowerment to the many whom are served through the center.

I grew up in the Selby/Dale neighbor, and during my thirty nine years of life I have seen many changes occur within my community, both a decline and rise, but the consistency and the main stay is the River of Life Christian Church; their dedication and commitment in addressing the needs of despaired people. I was a direct recipient of their dedication and commitment, at the age of seventeen I was addicted to drugs and alcohol, my life circumstances, I thought I could escape through self medication. I battled with addiction for a number of years, however during those infrequent times that I was sober the pains and hurts remained. Apostle Arnold P. Williams and the River of Life Christian Church 12-step program changed my life, I am free-in-deed, the seeds that they sowed in my life; I am now sowing into the lives of others. They embrace and champion all, including what others think are useless and invaluable, and show them who they are and their worth to the overall plan of God for themselves and His people. The exciting part is, I am only one of many, that was once a victim of life disparities and is now a victor and champion as a result of their outreach program services; more than 90% of the organizations within the collaborative network, their founders lives' have been touched and have a personal testimonial of their own.

Since the inception, some 30+ years, the River of Life and the Arnold P. Williams Community Center has been a pillar and focal point within the Selby/Dale and Summit University and throughout the St. Paul area, the place where the needs, mind, body, and spirit of despaired children and families will be met.

Sincerely,

Malcolm Lee Morgan

SMALL BUSINESS ASSOCIATION-SBA

Ransom Stafford
400 Selby Avenue, Suite T
Saint Paul, Minnesota 55102
651-221-9797

March 29, 2011

The Neighborhood STAR Program
Department of Planning and Economic Development
1400 City Hall Annex-25 West 4th Street
Saint Paul, Minnesota 55102

To Whom It May Concern:

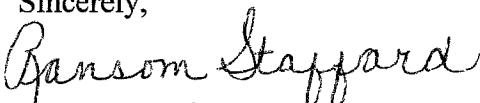
The Small Business Association is submitting this letter in support of the requested resources to make needed improvements to the Arnold P. Williams Community Center located at 999 Selby Avenue, Saint Paul, Minnesota 55104.

The Arnold P. Williams Community Center is the heart and pulse of the community for a vast majority of residents within the Selby/Dale and Summit University and Saint Paul at large, it is a place where people have become depended upon and know they will be served by people of competence and compassion. Services provided are free, and the whole person is cared for, mind, body, and spirit, these services are offered through the River of Life outreach services, and in collaboration with Community Based Organizations through the Arnold P. Williams Community Center. The services provided are geared toward making a 'real' difference in the lives of those with whom they serve. It is also the place where many local activities such as wedding receptions, banquets, graduation and recognition celebrations, after funeral repast dinners, meetings, training and development, and so much more, is held.

I have been a resident and business provider in this neighborhood for a great number of years, it has been a place where I have received help and where I help others, helping them turn their passion into prosperity and wealth. I am doing for others what was done for me. I, at one time in my life was plagued by a spirit of hopelessness and helplessness, and wanted to end it all. I was wondering aimlessly pass the River of Life Christian Church, now known as the Arnold P. Williams Community Center, a man of small statue with a huge heart saw me and invited me in, that man was Apostle Arnold P. Williams. He and the people of the River of Life sowed into my life, they helped me to see that I was a man of purpose and destiny; I had a life to live and so much to give to others. I was blessed with talents and ideas, those that I used to start my own business, and now I teach people how to turn their passions and witty ideas into wealth.

It is my greatest desire that you help them to continue to make a 'real' difference in the lives of others that are served at the Arnold P. Williams Community Center.

Sincerely,



Ransom Stafford, President and CEO

Green Pastures for All Nations

March 31, 2011

Neighborhood STAR Program
City of Saint Paul
Department of Planning and Economic Development
1400 City Hall Annex
25 W. 4th Street
Saint Paul, MN 55102

Re: River of Life Christian Church, 999 Selby Avenue

Dear Board Members:

I am writing to you to urge you to support the STAR application for River of Life facility at 999 Selby Avenue. Green Pastures for All Nations has had the pleasure of using this facility for functions that serve the community. This focal point in the community is accessible to the people and is a valuable service to the community. I look forward in utilizing in future events as it has played a major role in increasing community activity and pride. I think that having them stay here and further improve their facility will continue to make a difference.

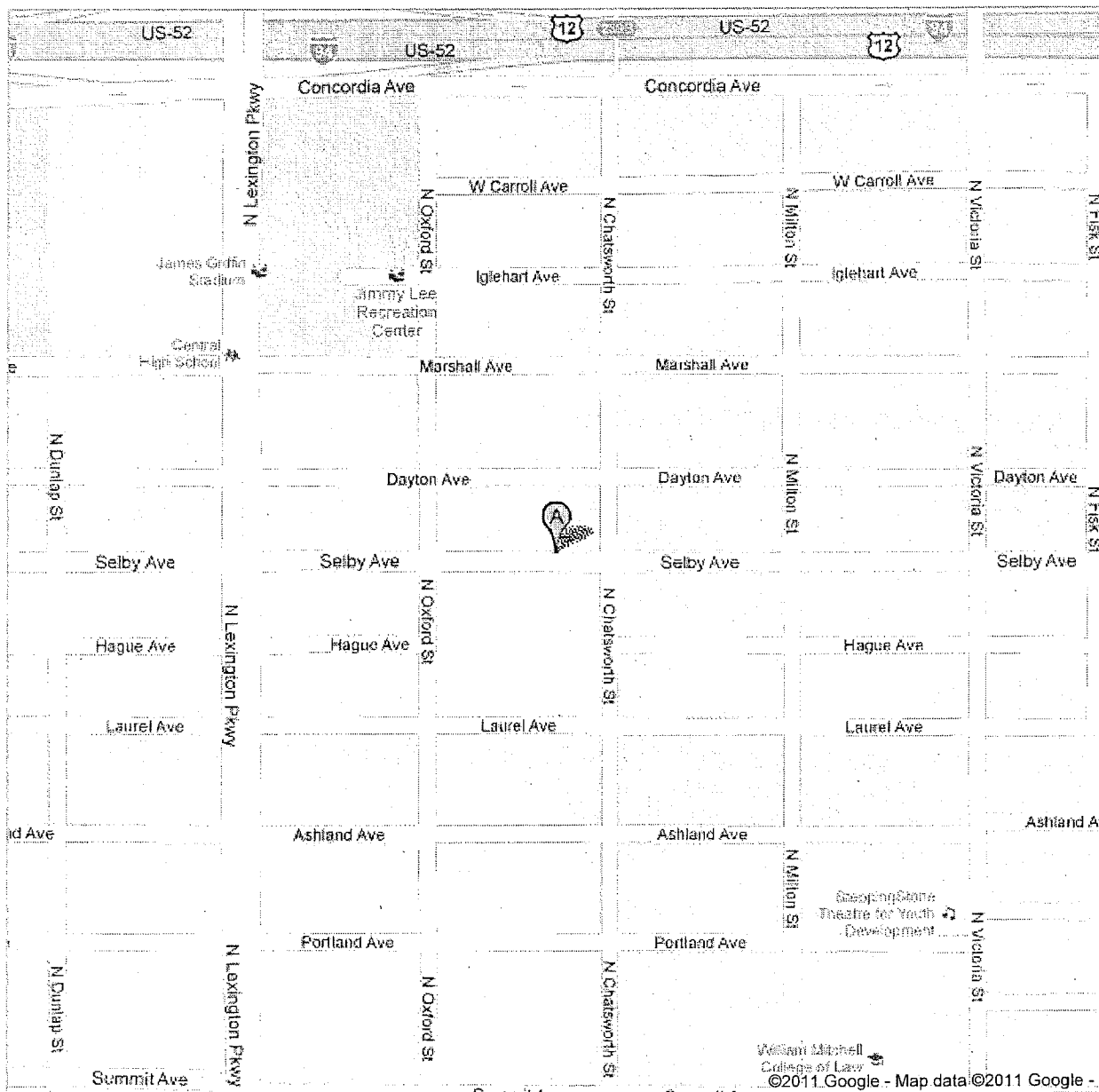
Thank you in advance for your consideration.

Sincerely,

Carlinda Green, Pastor
1264 Rice Street, Suite 1/2B
St. Paul, MN 55117
612-221-7527

Address **999 Selby Ave**
St Paul, MN 55104

Text the word "GMAPS" to 466453



2011 Neighborhood STAR Program Loan & Grant #11-108

Section A: Proposal & Organization Information

Project Name: Dog Days Building Ward 2 Planning District 5

Legal Entity Submitting Request: ABH Acquisition, LLC

Please check organization type(s): Public ☐ For Profit ☒ Non-Profit ☐

Mailing Address: 1055 E Wayzata Blvd Wayzata MN 55391
STREET CITY STATE ZIP

Contact Person for this Request: Ben Smith

Daytime Phone: (612) 701-6600 Fax #: (952) 475-2274 Federal Tax I.D. # 26-2910463

E-mail Address: bburichsmith@gmail.com

Proposal Location: 350 University Ave East

STAR Funding Request:

Grant request \$ 93,250

Loan request \$ 93,250 proposed interest rate and term: 2% @ 10 years

Total STAR Request: \$ 186,500 (total from page 7)

Total Match Leveraged: \$ 186,500 (total from pages 7 & 8)

The following compliance issues may apply to your proposal and can be reviewed on the City of Saint Paul's website: <http://www.stpaul.gov/index.asp?NID=2659>

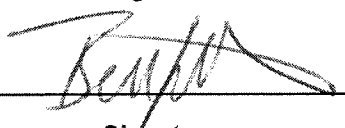
- * Vendor Outreach Program: Goals apply to *all projects* receiving city funding
- * Federal Davis Bacon Requirements: Projects funded with \$2,000 or more of *federal* dollars
- * Little Davis Bacon Requirements: Projects funded with \$10,000 or more of *city* dollars
- * Two Bid Policy: Projects receiving \$20,000 or more of city funds
- * Business Subsidy: May apply to recipients of grants of \$25,000 or more and loans of \$75,000 and over
- * Affirmative Action: Entities receiving \$50,000 or more of city funds within a 12-month period
- * Living Wage: Entities receiving \$100,000 or more of city funds
- * Project Labor Agreement: Entities receiving \$250,000 or more of city funds
- * Section 3: Economic opportunities to low income persons or business concerns residing close to the project's location
- * Sustainability Initiative: A plan to make future development projects more environmentally and financially sustainable

We authorize Planning and Economic Development to order a consumer credit report and verify other credit information, including past and present mortgages and contract for deeds, as necessary to process our STAR application.

Individual Completing the Application:

Ryan Politz	Construction Manager	3/16/11	
Name (please type)	Title	Date	Signature

Chief Officer or President:

Benjamin Smith	Chief Manager	3/16/11	
Name (please type)	Title	Date	Signature

II. PROPOSAL INFORMATION:

1. Please provide a description of your project or program in the space provided:

The building located at 350 University Ave E was built in the late 1960's for industrial use. The building has recently been leased with the primary tenant providing dog care and extended term boarding for dogs. Although the interior of the building has been remodeled to accommodate this use, the exterior's appearance remains industrial. This project is intended to transform the exterior of the property as follows:

1. Exterior facelift: Removal of dated metal awning canopies, dock doors, and railings. Install new metal awning over entrance; new railings to meet code; new glass windows and doors where current dock doors are located; new stone cladding and sandstone cladding going over current block on front façade of building; clean and paint sides and rear of building. Raise front parapet elevation to give more of a retail look of building.
2. Re-roof building
3. Correct environmental contaminations on north and south sides of building. Removal of all asphalt at rear of the building. New asphalt in front parking lot.

2. Briefly describe, in quantifiable terms, the specific results of this proposal (i.e.: 10 houses rehabbed in 2 years; 5 jobs created by business expansion; 15,000 sq. ft. Community Center addition.)

Transformation of 18,200/SF of building façade from dated industrial to vibrant retail/office look.

3. Please explain the public benefit of your project:

This property is located on a well-traveled section of University Avenue. The building is visible from 35E and two blocks from Regions Hospital. I believe once my property is improved other surrounding property owners will make improvements to their buildings. For example; Fourteen years ago when I bought this property and repainted it, my neighboring property owner repainted his building one year later.

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the STAR program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, program? If yes, please describe:

NO

2. Is this proposal identified as part of an adopted city, neighborhood, or business plan? If yes, please describe: (Neighborhood plans can be found @ www.stpaul.gov/index.aspx?NID=3446)

NO

3. Is there neighborhood\community support for this proposal? YES x NO _____. Please explain:
The Saint Paul Port Authority is in support of our project. Please see attached letter dated March 28, 2011.

III. PUBLIC COST: This section helps define the financial impact of your request on the general public. Please be as accurate as possible:

1. Will this project/program result in a change in the tax base? If yes, please complete the following:

\$19,386 Current property taxes payable per year
? Estimated taxes after project is completed
? Net change in taxes per year

2. For proposals that remove property from the tax rolls, you'll need to calculate a Payment in Lieu of Taxes (PILOT) that will replace the lost property tax revenue. Suggested minimum is 25% of the total current taxes to assist with basic safety services to be paid for 20 years or the term of the agreement, whichever is longer. **The estimated PILOT is:** NA.

IV. PROJECTED JOB CREATION / RETENTION

<input type="checkbox"/> Job Impact <input checked="" type="checkbox"/> No Job Impact	Year 1	Year 2	Year 3	Year 4	Year 5
# of New Full-Time Permanent Jobs <i>CREATED</i> Each Year	1	1			
# Of Full-Time Permanent Jobs <i>RETAINED</i> Each Year	2	2	2	2	2
#OF FULL-TIME PERMANENT JOBS <i>LOST</i> Each Year					
# of Construction/Temporary Jobs <i>CREATED</i> Each Year	5				
Average Wage for Full-Time Permanent Workers	\$20/HR	\$21/HR	\$22/HR	\$22/HR	\$23/HR

V. STAR PROJECT / PROGRAM ACTIVITIES: The Neighborhood STAR Program provides funding for a variety of activities. **Please complete the one section only that best describes your proposal:**

A. Development/Redevelopment; B. Open Space Improvement; or C. Re-lending/re-granting Program:

A. Commercial or Residential Development/Redevelopment Project: If you are requesting funds for a commercial or residential development/redevelopment project, please complete the following section:

1. Define the type of public benefit that can be expected. Please place a "1" next to the item you believe is the primary benefit, and a "2" next to the item you select as a secondary benefit:

	Support Vitality of Industry		Incr. Women/Minority Businesses		Address Special Housing Needs
2	Stabilize Market Value		Encourage Entrep'ship		Retain Homeowners in the City
	Provide Self-Employment Opt's		Generate Private Investment		Maintain Housing Stock
1	Create Local Business		Support Commercial Activity		Incr. Home Ownership Stock
	Retain Local Business		Heritage Preservation		Provide Affordable Housing

2. Before a development proposal may proceed, you must have control of the property. Please indicate the type of site control you have: Deeded Title X Purchase Agreement__ Purchase Option__ Existing Lease__ Lease Agreement__ Other__ Comments:

3. a. Type of development: Rehabilitation/Expansion

- b. Describe the current use of space (number of units, sq. ft., commercial, residential, etc.)
 Approximately 15,000 sf Dog Day Care and extended term Dog Boarding
 3,000 sf office

- c. List the proposed use of space (office, retail space, housing units, etc.)
Same as 3(b)

- d. Will the proposal provide the leasing of space? YES ____ NO X If yes, please provide:

PROSPECTIVE TENANTS	SQUARE FOOTAGE	RENT PER SQUARE FOOT	IS LEASE SIGNED?

4. Anticipated start date? June 1, 2011 Estimated completion date? October 30, 2011

5. If this request is for a new business start-up, **please attach** your business plan.
NA

6. Has a developer, architect, general contractor, and/or leasing and management firm been selected?
Yes X No ____ If yes, please identify: NAI Architects, Inc. & RJ Marco Construction Inc.

7. Have detailed cost estimates been prepared? Yes X No ____ If yes, **please attach**.

PLEASE NOTE: Economic development activities may be subject to both the City's Living Wage and Business Subsidy requirements. For more information, please visit the city's website: <http://www.stpaul.gov/index.asp?NID=2659>.

----- **If you completed Section A, you are finished with Item VI. proceed to page 7, Item VI. -----**

9. **Please attach program guidelines.**

VI. SOURCES AND USES: Please attach an itemized budget or contractors' estimates where applicable. Itemize use of STAR funds, private match and non-matching funds for the entire project:

CATEGORY	STAR LOAN REQUEST	STAR GRANT REQUEST	MATCHING FUNDS	NON-MATCHING FUNDS*	TOTAL
Acquisition	0	0	0	0	
Rehabilitation:					
residential	0	0	0	0	
commercial	\$93,250	\$93,250	\$186,500		\$373,000
New Construction:					
residential	0	0	0	0	0
commercial	0	0	0	0	
Public Improvements	0	0	0	0	0
Private Open Space Improvements	0	0	0	0	0
** Direct Project Costs	0	0	0	0	0
TOTALS: <i>total(s) also appear on pages 1 and 8</i>	\$93,250	\$93,250	\$186,500	0	\$373,000

Line Item Examples:

Acquisition:	up to 20% of STAR funds may be used to purchase an existing building or property
Commercial/Housing Rehabilitation:	capital improvements to an existing building
New Construction:	new structure
Public Improvements:	streetscape, play equipment, park benches, permanent signs, exterior lighting etc. on public property
Private Open Space Improvements:	playground, community garden etc. on private property

*** Please List** the additional funds being used on this project that do not qualify as matching contributions (i.e. city grants from CDBG, TIF, CIB or the HRA)

NA

****Direct Project Costs (Soft Costs)** - Up to 20% of STAR funds may be used for soft costs (i.e. acquisition, architect, engineering, legal and loan fees, environmental testing, permits, licenses, etc.) Eligible soft costs do not include **general** administrative fees, marketing, or operating costs. **Please itemize and describe soft costs:**
NA

VII. SOURCE OF MATCHING FUNDS: Matching funds must be *directly* related to the capital improvement proposal. Please refer to the Neighborhood STAR Guidelines (www.stpaul.gov/star) for eligible match criteria. -NOT APPLICABLE-

Please Identify Source & Type of Matching Funds	Amount	Date Available	Match Firm?
A. Estimated volunteer labor/sweat equity*:	0		
B. Estimated in-kind service*:			
1	0		
2			
3			
C. Estimate and name source of cash donations:			
1	0		
2			
D. Name and amount of anticipated foundation grants:			
1	0		
2			
3			

E. Amount of loan(s) and name of lender:				
1		0		
2				
F. Amount and source of private equity:				
1	Ben Smith (Owner of ABH Acquisitions, LLC)	\$186,500		
2				
3				
G. Amount, source and type of other match:				
1		0		
2				
3				
TOTAL VALUE OF MATCHING FUNDS**		\$ 186,500		

* Up to 30% of the total match may be indirect contributions including in-kind goods and services, sweat equity and/or volunteer labor. Sweat equity and volunteer labor is valued at \$15 per hour (*STAR Guidelines, page 7*)

** Same total appears on pages 1 and 7

VIII. APPLICANT INFORMATION. This section provides the STAR Board, elected officials, and staff with basic information about your organization, and its abilities to carry out a STAR project.

1 Please describe your organization (i.e. its history, structure, business, membership, purpose etc.)
ABH Acquisitions, LLC sole asset is the property located at 350 University Ave East. Ben Smith is the sole owner of ABH Acquisitions LLC. Mr. Smith owns several commercial properties in the Twin Cities and out of state. He has developed new properties and remodeled existing properties over the past 16 years. Mr. Smith has several banking sources along with the personal where with all to fund his portion of the improvements with non-borrowed money.

2. What is your status as a legal entity? (i.e. corporation, partnership, nonprofit, proprietor, etc.)
Limited Liability Corporation

3. Who will be the designated project manager? RJ Marco Construction, Inc. (Ryan Politz)
Describe her/his background, skills and experience in managing similar-type projects.
RJ Marco Construction, Inc. has been in business for over 19 years in business as a general contractor and developer here in St. Paul, MN. We have done several projects of this size and scope. We have worked with Ben Smith (owner) successfully for twenty years.

Ryan has ten years of experience as manager of construction projects of this scope and size. He has an Architecture and construction management college background.

4. Do you have an adopted\official conflict-of-interest policy? If so, please summarize or attach.

No conflict of interest

5. If you have received City funds within the past five years, please identify below or attach a separate list:

YEAR	PROGRAM	AMOUNT	BALANCE
	NONE		

Section B: Financial Information

ORGANIZATION MANAGEMENT Proprietor, partners, officers, directors, governors and all holders of outstanding stock (100% of ownership must be shown.) Use a separate sheet if necessary.

NAME AND TITLE	COMPLETE ADDRESS	% OWNED
Benjamin Smith	1055 E Wayzata Blvd #305 Wayzata, MN. 55391	100%

Do you have affiliate and/or subsidiary firms (20% or more ownership in other entities)? If so, please provide the last fiscal year end financial statements for the listed firms.

If your business is a franchise, include a copy of the franchise agreement and the franchiser's FTC disclosure statement.

PLEASE PROVIDE THE FOLLOWING (check if attached or "N/A" if not applicable):

- NA A current balance sheet and a current operating statement. (Last business quarter)
- NA Aging of accounts receivable/accounts payable as of the date of the current balance sheet.
- NA A year-ended balance sheet and profit and loss statement for the previous three years, with accountant's letter, notes and supporting schedules.
- NA Detailed cash flow projections for 12 months of operation or a projected annualized income statement with assumptions.
- NA A copy of existing or proposed purchase agreement or lease agreement. (Provide appraisal, if available.)
- If project involves construction, please include specifications and contractors' estimates.
- NA If project involves the purchase of fixed assets, please include purchase agreements or vendor quotes.

NA If a corporation, please provide articles of incorporation and bylaws.

NA If a partnership, please provide partnership agreement.

 If LLC, please provide articles of organization.

 Copies of last three years business tax returns.

 Current personal financial statements for partner, officer, owner, and each stockholder with 20% or greater ownership.

NA Resumes of principals and key management.

NA If this project includes bank participation, please provide a bank commitment letter.

I. BANK REFERENCES

BANK	ACCOUNT OFFICER	PHONE
M&I Bank	Jeannie Anderson	952-946-4783
Anchor Bank	Duane Sather	952-476-5208
US Bank	Carl Horsch	612-303-4625

II. TRADE REFERENCES

COMPANY	CONTACT PERSON	PHONE
RJ Marco Construction Inc.	Reg Plowman	651-484-5635
Fendler Patterson	John Patterson	952-890-4364
Reus Construction	Steve Reus	612-418-6712

III. DEBT SCHEDULE

Please list all existing business debts. Date*: _____

Creditor name	Original amount	Original date	Present balance	Interest rate	Maturity date	Monthly payment	Assets secured	Current or delinquent
US Bank	500,000	10/15/97	215,000	7.22%	10/31/17	1862.70	yes	Current

Total present balance* **\$ 215,000.00**

Total monthly payment **\$1,862.70**

* Should be the same information provided on the current financial statement.

IV. ACCOUNTANT

Name Lawrence Parkhurst

Address 1055 East Wayzata Blvd Suite 305
Wayzata, MN. 55391

Phone/e-mail 952-475-9970 Lparkhurst@parkhurstcpa.com

V. LAWYER

Name Ben Smith

Address 1055 East Wayzata Blvd Suite 305
Wayzata, MN. 55391

Phone/e-mail 952-473-0200 bburichsmith@gmail.com

RJ MARCO CONSTRUCTION, INC.

TO: **ABH Acquisitions, LLC**
1055 E. Wayzata Blvd.
Wayzata, MN 55391

3/23/2011

ATTN: **Ben Smith, Owner**

RE: **Dog Days Building Remodel**
350 University Ave.
St. Paul, MN

Proposal

We are pleased to submit this proposal for remodeling your facility in St. Paul. This proposal is based on plans prepared by NAI Architects, Inc. dated March 15th, 2011.
We respectfully submit the following for your approval.

■ **Scope of Work**

- Demolition	\$	4,950.00
Remove steel canopy, canopy framing, 2 garage doors, dock bumpers, dock leveler, overhead door seals, steel railing, and Goldberg bail bonds sign		
- Masonry and Sidewalk Patching	\$	10,700.00
Includes spot tuck-pointing at W/E/S walls, patching sidewalk/ramp at front entry, masonry support block at bottom of Nichiha stone panels		
- Nichiha Siding Material	\$	27,500.00
Nichiha siding material		
- Wall Framing/Sheathing/labor for Nichiha	\$	31,785.00
Metal wall framing material and labor, plywood sheathing, labor for Nichiha		
- Standing Seam Metal Canopy and Band	\$	6,500.00
Framing of canopy, SS metal over canopy, and prefinished metal band		
- Aluminum/Glass Overhead Doors	\$	5,950.00
1 - 8'x9' HAAS CA220 Door		
1 - 12'x9' HAAS CA220 Door		
Clear anodized aluminum finish, 2" angle mount track, perimeter weather-stripping, interior slide lock, manual operation, and 1/2" insulated/tempered glass		
- Steel Work	\$	15,825.00
Exterior guardrails, guardrails w/ handrails, wall mounted handrails, and stairway railings at loading dock and ramp (painted black enamel finish)		
4x4x1/4 Galvanized angles w/ expansion anchors		
- Painting	\$	11,800.00
Wash and Paint S-W-E exterior facades of building, new hand/guardrails, paint exterior of 2 hollow metal doors/frames, North wall at bottom of façade		
- Caulking	\$	900.00
At panel transitions		
- Electrical	\$	3,895.00
Furnish and Install		
3 - 250W metal halide cut off wall packs (\$250 allowance for each)		
1 - 4-lamp 8' fluorescent under canopy light fixture (\$160 allowance)		
Wire and Connect		
1 - Relocated horn strobe device above door		
Existing "Goldberg Bail Bonds" sign circuit will be relocated to new sign location		
- General Conditions		
Carpenter job superintendent / General Labor		\$ 3,450.00
Final cleaning		\$ 700.00
Dumpsters		\$ 950.00

Subtotal	\$	124,905.00
Overhead	\$	6,295.00
Profit	\$	5,300.00
Architectural Fee	\$	4,000.00
Building Permit Allowance	\$	1,500.00
Total	\$	142,000.00

■ **Alternates**

- **Alternate #1 - Roofing**

Add \$ 132,000.00

R&R existing roof, overlay 800 SF of metal decking, provide and install direct adhered 45 mil EPDM roof, gas piping relocation, raise two RTU's

- **Alternate #2 - Wire brush and Paint Roof Deck**

Add \$ 24,000.00

Wire brush and paint (2 part epoxy) entire roof deck

- **Alternate #3 - Soils Remediation**

Add \$ 75,000.00

Includes removal and re-install of fence at South lot, removal of asphalt at rear lot, removal of approx. 800 cubic yards of bad soil and haul to landfill, haul in sand to replace bad soil, haul in class 5 base, remove 50'x50' area of asphalt at front lot, replace 50'x50' asphalt where removed in front lot Testing, supervision, barricades, and traffic controls included (Removal and replacement of fencing at South lot is approx. \$14,000) (Add for additional removal of bad soil (if found during excavation) will be done at rate of \$58/SY (loose volume)) (\$2,000 of this is for environmental testing)

■ **Proposal assumes:**

- Work to be done during normal business hours (7am-4pm)
- Businesses will remain open during construction

■ **Proposal does not include:**

- Building Permit Fee (this will be determined by city and will be a pass through cost to owner with a \$50 filing fee for RJ Marco)
- New Signage and/or re-installing Goldberg Bail Bonds sign
- Payment/Performance Bonds

■ **Schedule**


- Construction will take approximately 5 weeks once we get building permit and signed proposal.

■ **Terms**

- Payment terms are net 30 days. Invoices will be sent out on a monthly basis. A late charge of 1.5% per month will be charged on past due amounts.

Respectfully submitted,

Accepted by:



Ryan Politz, Project Manager
RJ Marco Construction Inc.

Ben Smith, Owner
ABH Acquisitions, LLC

1900 Landmark Towers
345 St. Peter Street
Saint Paul, Minnesota
55102-1661



Tel: 651-224-5686
Fax: 651-223-5198
Toll Free: 800-328-8417
www.sppa.com

March 28, 2011

Mr. Benjamin Smith
1055 E. Wayzata
Wayzata, MN 55391

Subject: In Support of Application of Funds for Facade Improvements

To Whom It May Concern:

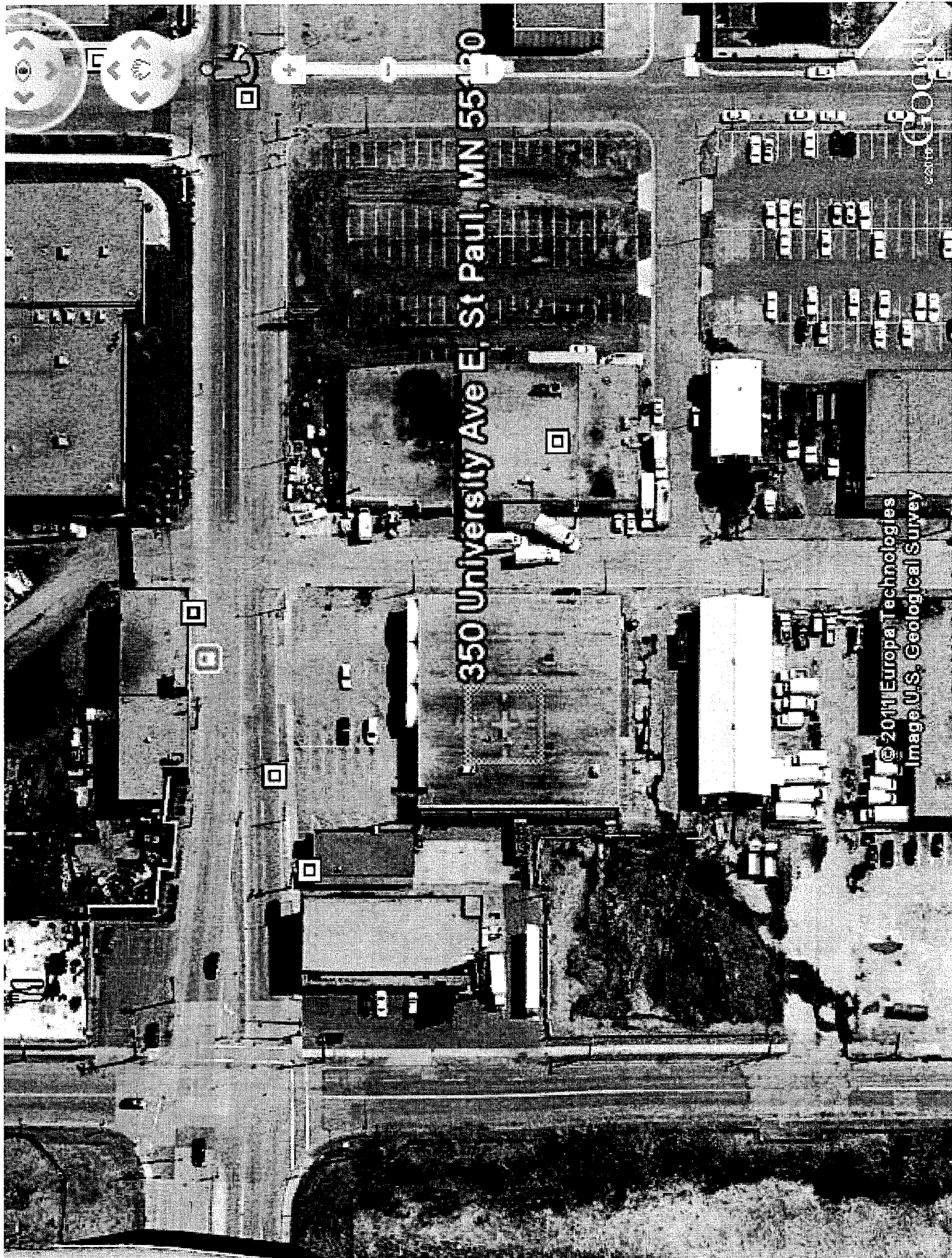
The Port Authority supports Mr. Smith's efforts to improve the external appearance of his building. The building itself is in a visible location on University Avenue, immediately across from a Port Authority business center, and therefore of interest to us as a well maintained neighboring property.

Mr. Smith has demonstrated his commitment to community through his efforts as owner of the property. He has worked diligently, regularly engaging the Port Authority, to find tenants for his building that can bring further jobs and prosperity to his neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis F. Jambois", is written over a horizontal line.

Louis F. Jambois
President



350 University Ave E, St Paul, MN 55102

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Google
Satellite

